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CENSUS TRENDS

1970 - 1980

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MONMOUTH COUNTY
CENSUS TRENDS
1970 TO 1980

MARTIN P. TRUSCOTT

OCTOBER 1984

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PREFACE

With the release of 1980 census data, many anticipated trends were confirmed. It was not surprising to discover, for example, that population growth in New Jersey was occurring in the traditionally less densely settled counties and that population decline was experienced in the older, more industrialized counties. The higher median age in 1980 also was not unexpected, nor were the smaller household and family sizes. Overall levels of educational attainment continued to rise as they have in the past. There were greater numbers and percentages of females in the labor force. Generally, median family income, measured in constant dollars, barely grew, and poverty rates showed a slight increase. The percentage growth in housing units exceeded population growth and the percentage growth in perceived value of owner-occupied housing units for the most part, was higher than that for renter-occupied units.

These and other trends for Monmouth County from the 1970 and 1980 censuses are examined in this report, which is one of a set of publications providing comparable data from the latest censuses. The set consists of 22 reports--one for the State of New Jersey and one for each of the state's 21 counties. Each report covers seven topics: general population trends, demographic characteristics, households and families, education, labor force, income and poverty, and housing characteristics. In addition, there are 24 tables presenting 1970 and 1980 census data.

The New Jersey State Data Center

The Census Trends reports exemplify the cooperative nature of the New Jersey State Data Center (NJSDC). They were produced jointly, in most cases, by the lead agency of the NJSDC and appropriate NJSDC county affiliate.

The NJSDC is a federal-state cooperative program between the U. S. Bureau of the Census and the State of New Jersey. The objective of the program is to increase access to, availability to, use of, and expertise in census and related data. The NJSDC attempts to accomplish this in several ways. A network of over 90 agencies has been established throughout the state to provide localized access and expertise. The lead agency is housed within the Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor. The primary participants are the State Library, Princeton University Computer Center, and Rutgers University Computer Center. All 21 counties are represented through the county planning agencies, except in Burlington County where the affiliate is the County

Department of Economic Development. Additionally, the 42 New Jersey Depository Libraries cooperate in the program, as do all New Jersey State agencies.

A quarterly newsletter, as well as numerous reports containing census data, is published by the NJSDC. And, conferences or workshops are sponsored several times a year.

For more information on the NJSDC contact: New Jersey State Data Center, Division of Planning and Research, Department of Labor, CN388, Trenton, NJ 08625-0388.

Connie O. Hughes, Staff Director
New Jersey State Data Center

ACKNOWLEDGMENTS

This report represents the efforts of many people. The primary author of the Monmouth County Census Trends report was Martin P. Truscott. Please contact Mr. Truscott should you have any questions on this county. He should also be consulted for other census and related data for this county.

This project was conceived and developed by Charles J. Crowley, Demographer, New Jersey State Data Center. Mr. Crowley was also responsible for accessing the 1970 and 1980 census files, producing the tables, and overall design of the reports. He also served as liason with the authors of the county reports.

Clerical support within the Office of Demographic and Economic Analysis was provided by Evette Barther, Randy Belknap, Linda Boyle, and Percola Wilson. Without their tireless, good natured efforts, the completion of this report would not have been possible.

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MONMOUTH COUNTY CENSUS TRENDS: 1970 TO 1980

GENERAL POPULATION TRENDS

The growth in population that took place between 1970 and 1980 in Monmouth County, compared to past population growth was a change in both amount and degree. The county increased only 9% in that time period compared to a 38% gain between 1960 and 1970. The population growth between 1970 and 1980 was about 41,000 persons compared to an increase of about 127,000 persons between 1960 and 1970.

Thirty-three of the county's 53 municipalities grew between 1970 and 1980, while twenty municipalities lost population during the same period. On a municipal basis, decreases to this extent were unprecendented since the Depression.

The top five municipalities in terms of population increase (number of persons) between 1970 and 1980 were Middletown (7,951 persons), Freehold Township (6,017 persons), Marlboro Township (5,287 persons), Ocean Township (4,927 persons), and Manalapan Township (4,865 persons). The top five municipalities in terms of percentage population increase from 1970 to 1980 were Monmouth Beach (62.5%), Millstone Township (54.9%), Freehold Township (45.6%), Marlboro Township (43.1%), and Holmdel (38.1%).

The population decreases were due primarily to a slowing of out-migration from central metropolitan areas and a decline in average household size. Counter to trends which have been present since the 1940's, household size declined due to low marriage, high divorce and low fertility rates.

As evidenced by the top five rankings (number and percent), much of the population growth in Monmouth County in the 1970's was focused in the western portion of the county as well as the southern portion of the Route 9 corridor area. A substantial amount of population growth also occurred in Middletown Township, Ocean Township and the coastal community of Monmouth Beach.

The total population of Monmouth County municipalities in 1970 and 1980 and the percent change is shown in Table 1. The percent change is shown graphically on Figure 1.

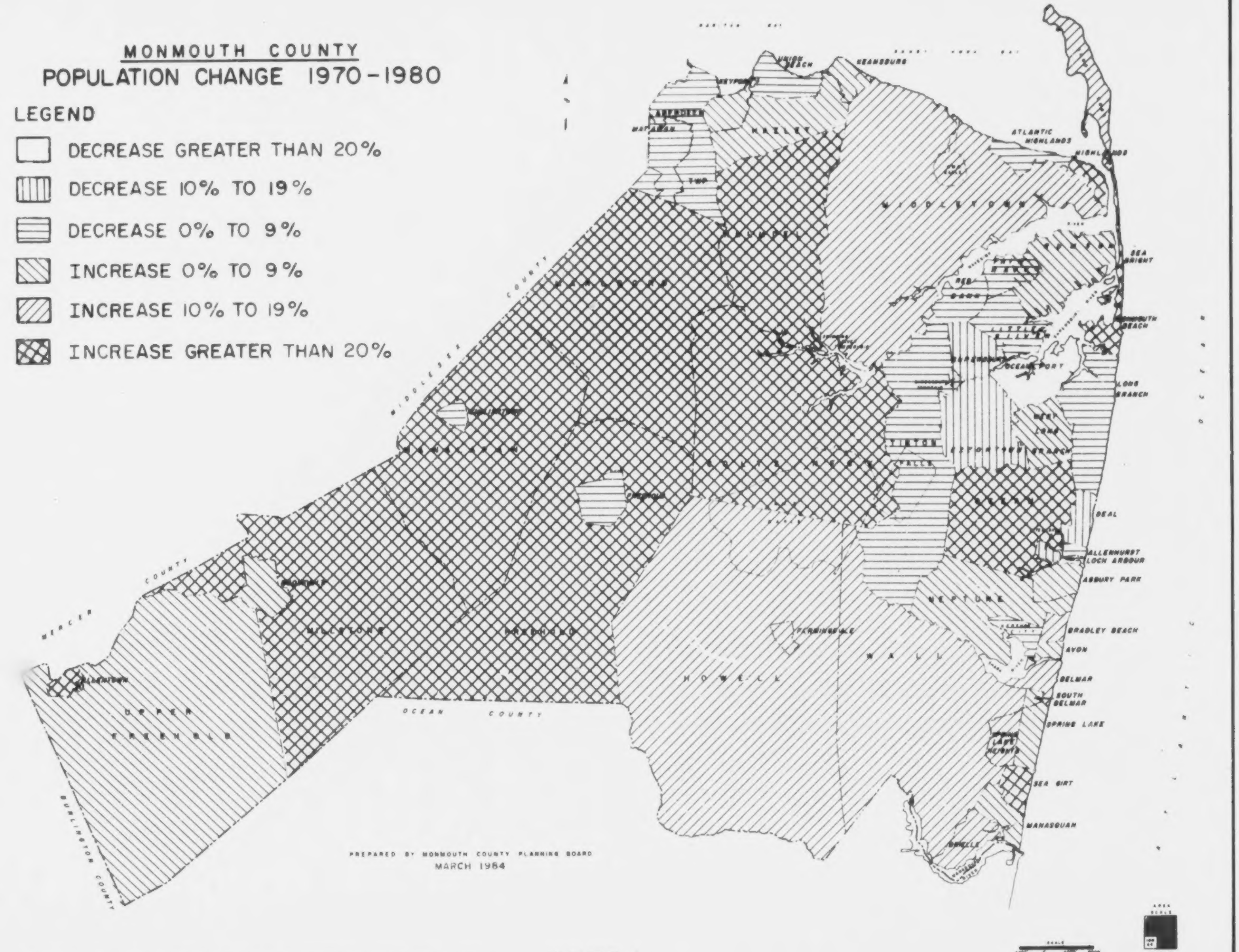
Density

One of the ways in which planners and all people differentiate between cities, suburban areas and rural places is the re-

Table 1.
Total Population, Population Density, and Share of County Population 1970 and 1980
Monmouth County

MINOR CIVIL DIVISIONS	TOTAL POPULATION			POP. PER SQ. MILE		% OF COUNTY POP.	
	1970	1980	% CHANGE	1970	1980	1970	1980
MONMOUTH COUNTY	461,849	503,173	8.9	979	1,067	100.0	100.0
ABERDEEN TOWNSHIP	17,680	17,235	-2.5	3,244	3,162	3.8	3.4
ALLENHURST BOROUGH	1,012	912	-9.9	3,373	3,040	0.2	0.2
ALLENTOWN BOROUGH	1,603	1,962	22.4	2,672	3,270	0.3	0.4
ASBURY PARK CITY	16,533	17,015	2.9	11,022	11,343	3.6	3.4
ATLANTIC HIGHLANDS BOROUGH	5,102	4,950	-3.0	4,252	4,125	1.1	1.0
AVON-BY-THE-SEA BOROUGH	2,163	2,337	8.0	5,408	5,843	0.5	0.5
BELMAR BOROUGH	5,782	6,771	17.1	5,782	6,771	1.3	1.3
BRADLEY BEACH BOROUGH	4,163	4,772	14.6	5,947	6,817	0.9	0.9
BRIELLE BOROUGH	3,594	4,068	13.2	2,178	2,465	0.8	0.8
COLTS NECK TOWNSHIP	5,819	7,888	35.6	184	249	1.3	1.6
DEAL BOROUGH	2,401	1,952	-18.7	2,001	1,627	0.5	0.4
EATONTOWN BOROUGH	14,619	12,703	-13.1	2,521	2,190	3.2	2.5
ENGLISHTOWN BOROUGH	1,048	976	-6.9	1,839	1,712	0.2	0.2
FAIR HAVEN BOROUGH	6,142	5,679	-7.5	3,963	3,664	1.3	1.1
FARMINGDALE BOROUGH	1,148	1,348	17.4	2,296	2,696	0.2	0.3
FREEHOLD BOROUGH	10,545	10,020	-5.0	5,550	5,274	2.3	2.0
FREEHOLD TOWNSHIP	13,185	19,202	45.6	357	519	2.9	3.8
HAZLET TOWNSHIP	22,239	23,013	3.5	3,971	4,109	4.8	4.6
HIGHLANDS BOROUGH	3,916	5,187	32.5	6,119	8,105	0.8	1.0
HOLMDEL TOWNSHIP	6,117	8,447	38.1	342	472	1.3	1.7
HOWELL TOWNSHIP	21,756	25,065	15.2	350	404	4.7	5.0
INTERLAKEN BOROUGH	1,182	1,037	-12.3	3,111	2,729	0.3	0.2
KEANSBURG BOROUGH	9,720	10,613	9.2	9,624	10,508	2.1	2.1
KEYPORT BOROUGH	7,205	7,413	2.9	5,146	5,295	1.6	1.5
LITTLE SILVER BOROUGH	6,010	5,548	-7.7	2,146	1,981	1.3	1.1
LOCH ARBOUR VILLAGE	395	369	-6.6	3,950	3,690	0.1	0.1
LONG BRANCH CITY	31,774	29,819	-6.2	6,230	5,847	6.9	5.9
MANALAPAN TOWNSHIP	14,049	18,914	34.6	455	613	3.0	3.8
MANASQUAN BOROUGH	4,971	5,354	7.7	3,551	3,824	1.1	1.1
MARLBORO TOWNSHIP	12,273	17,560	43.1	404	578	2.7	3.5
MATAWAN BOROUGH	9,136	8,837	-3.3	4,042	3,910	2.0	1.8
MIDDLETOWN TOWNSHIP	54,623	62,574	14.6	1,332	1,525	11.8	12.4
MILLSTONE TOWNSHIP	2,535	3,926	54.9	68	105	0.5	0.8
MONMOUTH BEACH BOROUGH	2,042	3,318	62.5	1,856	3,016	0.4	0.7
NEPTUNE TOWNSHIP	5,502	5,276	-4.1	6,113	5,862	1.2	1.0
NEPTUNE CITY BOROUGH	27,863	28,366	1.8	3,483	3,546	6.0	5.6
OCEAN TOWNSHIP	18,643	23,570	26.4	1,665	2,104	4.0	4.7
OCEANPORT BOROUGH	7,503	5,888	-21.5	2,420	1,899	1.6	1.2
RED BANK BOROUGH	12,847	12,031	-6.4	7,341	6,875	2.8	2.4
ROOSEVELT BOROUGH	814	835	2.6	422	433	0.2	0.2
RUMSON BOROUGH	7,421	7,623	2.7	1,427	1,466	1.6	1.5
SEA BRIGHT BOROUGH	1,339	1,812	35.3	2,232	3,020	0.3	0.4
SEA GIRT BOROUGH	2,207	2,650	20.1	2,102	2,524	0.5	0.5
SHREWSBURY BOROUGH	3,315	2,962	-10.6	1,441	1,288	0.7	0.6
SHREWSBURY TOWNSHIP	1,164	995	-14.5	12,933	11,056	0.3	0.2
SOUTH BELMAR BOROUGH	1,490	1,566	5.1	7,450	7,830	0.3	0.3
SPRING LAKE BOROUGH	3,896	4,215	8.2	2,997	3,242	0.8	0.8
SPRING LAKE HEIGHTS BOROUGH	4,602	5,424	17.9	3,540	4,172	1.0	1.1
TINTON FALLS BOROUGH	8,395	7,740	-7.8	554	511	1.8	1.5
UNION BEACH BOROUGH	6,472	6,354	-1.8	3,596	3,530	1.4	1.3
UPPER FREEHOLD TOWNSHIP	2,551	2,750	7.8	54	58	0.6	0.5
WALL TOWNSHIP	16,498	18,952	14.9	532	611	3.6	3.8
WEST LONG BRANCH BOROUGH	6,845	7,380	7.8	2,419	2,608	1.5	1.5

Source: Census of Population and Housing 1970 and 1980


MONMOUTH COUNTY
POPULATION CHANGE 1970-1980
LEGEND
☐ DECREASE GREATER THAN 20%
▥ DECREASE 10% TO 19%
▤ DECREASE 0% TO 9%
▧ INCREASE 0% TO 9%
▨ INCREASE 10% TO 19%
▩ INCREASE GREATER THAN 20%
RARITAN BAY
SANDY HOOK BAY
KEANSBURG
UNION BEACH
KEYPORT
MATAWAN
ABERDEEN
TWP
HAZLET
ATLANTIC HIGHLANDS
HIGHLANDS
MIDDLETOWN
RUMSON
SEA BRIGHT
FAIR HAVEN
RED BANK
LITTLE SILVER
MONMOUTH BEACH
OCEANPORT
LONG BRANCH
WEST LONG BRANCH
TINTON FALLS
EATONTOWN
DEAL
ALLENHURST
LOCH ARBOUR
ASBURY PARK
NEPTUNE
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SPRING LAKE HEIGHTS
SEA GIRT
MANASQUAN
BRIELLE
WALL
HOWELL
FARMINGDALE
FREEHOLD
MILLSTONE
UPPER FREEHOLD
ALLENTOWN
MIDDLESEX COUNTY
MERCER COUNTY
BURLINGTON COUNTY
OCEAN COUNTY
ATLANTIC OCEAN
SCALE
AREA SCALE

PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 1

lationship of how many people reside in a given amount of land. Density is a way of expressing this relationship and it is a ratio of persons to land. The ratio or value is usually expressed as persons per square mile.

The increasing density in Monmouth County is an indicator of the increasing urbanization that is occurring in the county. In 1950 Monmouth County had a density of 472 persons/square mile. The most densely populated municipality in that year was Shrewsbury Township with 16,022 persons/square mile; Upper Freehold Township had the lowest density with 46 persons/square mile. In comparison, the density of the State of New Jersey and United States, respectively, was 642 persons and 42.6 persons per square mile.

Between 1950 and 1960, density of the county increased by almost fifty percent to 701 persons per square mile. Most of the municipalities within the county became more densely populated. Shrewsbury Township and Upper Freehold Township continued as the most densely populated and least densely populated municipalities in Monmouth County. The density of New Jersey and the United States in 1960 was 805.5 and 50.6 persons per square mile, respectively.

The comparison of the county's density to the state and the nation in 1950 to 1980 is a good illustration of how urban Monmouth County is compared to the rest of the country. This is shown in Table 1A.

Table 1A
Population Density for Monmouth County, New Jersey and United States: 1950,1960, 1970, and 1980

Jurisdiction	Persons Per Square Mile			
	1950	1960	1970	1980
Monmouth County	472	701	979	1,067
New Jersey	643	806	953	986
United States	43	51	57	64

Source: Census of Population and Housing, various years.

Table 1 lists all the municipalities of Monmouth County with their 1970 and 1980 density.

In 1970 the population density of the county was 979 persons per square mile, and for the first time exceeded the New Jersey density. Monmouth County, then, was slightly more densely populated than an average area in the state. This trend has continued through 1980. The density of the nation in 1970 was 57 persons per square mile about the same as Upper Freehold in the same year.

Shrewsbury Township was the mostly densely populated municipality in the county in 1970 with 12,933 persons per square mile. Asbury Park was second with 11,022 persons/square mile. In the same year Upper Freehold and Millstone Township were by far the least densely populated communities.

Between 1970 and 1980 the population density of Monmouth County increased by about ten percent from 979 to 1,067 persons per square mile.

Changes in populaton density in the municipalities varied due to the population declines in some communities. Red Bank Borough and Belmar Borough were the fourth and fifth, respectively, most densely populated municipalities in the county in in 1970. By 1980 Red Bank fell to sixth and Belmar to eighth. In the low density municipalities there was not much change between 1970 and 1980. Upper Freehold, Millstone and Colts Neck Township, in that order, remained as the least densely populated towns.

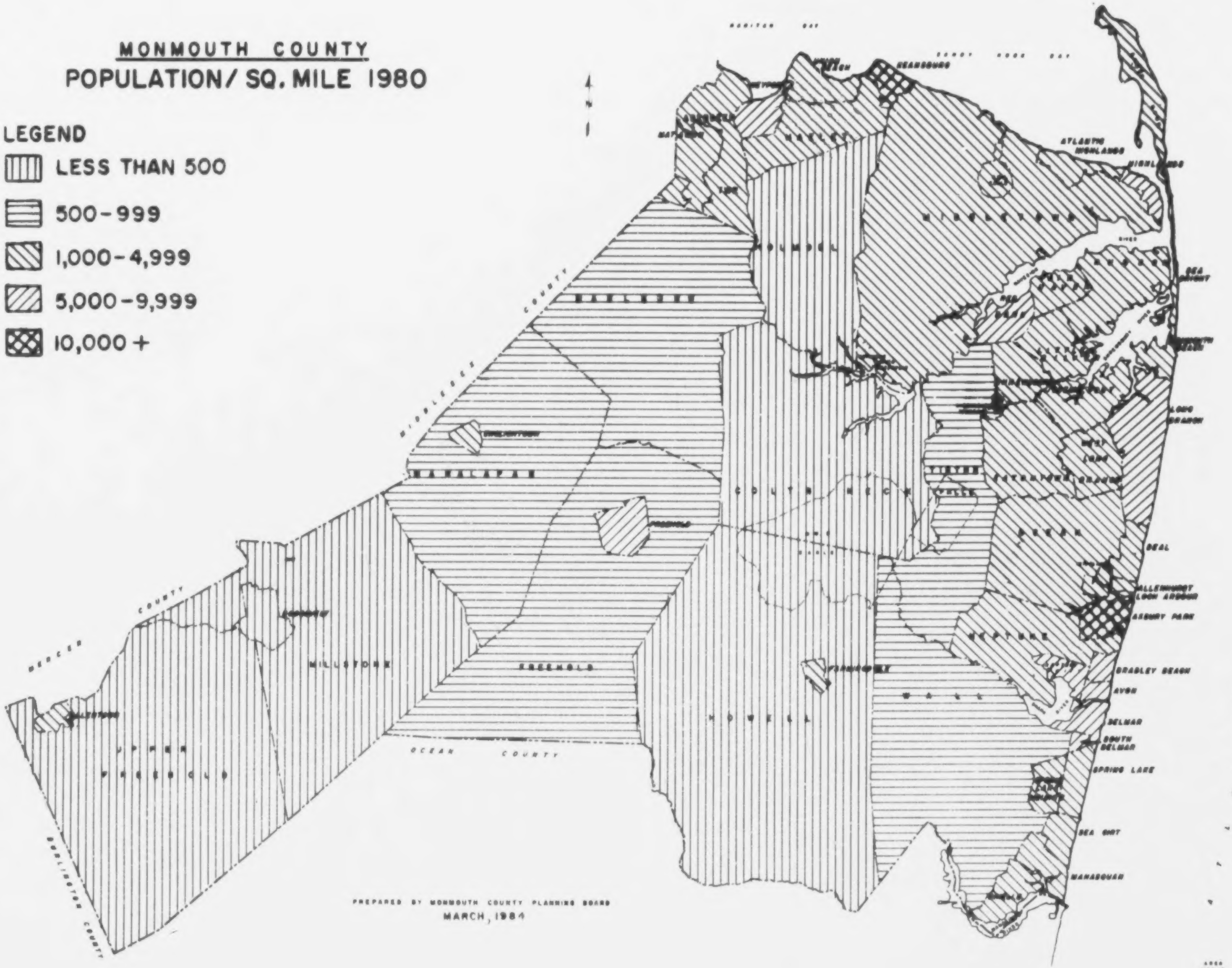
Communities where there was a large increase in the population density include such places as Sea Bright (2,232 persons/ square mile in 1970 to 3,000 in 1980), Monmouth Beach (1,856 to 3,016), Brielle (1,997 to 2,466), Colts Neck (184 to 249) and Freehold Township (344 to 519). Some municipalities where density decreased from 1970 to 1980 were Deal, Eatontown, Interlaken, and Oceanport.

Another point that should be noted is the distinction between the population densities of coastal towns verses the inland communities. In the inland areas population densities are much lower (500-1,000 persons/square mile) than in coastal areas. This characteristic of the western portion of the county is due to current development patterns (of 2 to 4 units per acre) plus much vacant land. In the coastal communities housing densities are in the 5 to 10 units per acre range based on a more intense development pattern and earlier settlement.

A final point about the 1970 to 1980 change in population density is the most important. The 1970's marked the first time since the Great Depression that population density decreased for so many Monmouth communities. The population density data is a good illustration of how the dispersal of people is occurring.

The prospects for the future are that the municipalities of recent development activity (e.g. Marlboro, Manalapan, Freehold Township, Tinton Falls) will have higher population densities. In urbanized areas where the average household size declines have made a big impact, densities will continue to decrease.

Population density in 1980 is shown on a map of Monmouth County in Figure 2.


MONMOUTH COUNTY
POPULATION/ SQ. MILE 1980
LEGEND
▥ LESS THAN 500
▤ 500-999
▧ 1,000-4,999
▨ 5,000-9,999
▩ 10,000+
RARITAN BAY
SANDY HOOK BAY
KEANSBURG
MATAWAN
HAZLET
ATLANTIC HIGHLANDS
HIGHLANDS
MIDDLETOWN
SEA BRIGHT
HOLMDEL
MARLBORO
MIDDLESEX COUNTY
MANALAPAN
ENGLISHTOWN
FREEHOLD
COLTS NECK
MONMOUTH BEACH
LONG BRANCH
WEST LONG BRANCH
EATONTOWN
OCEAN
DEAL
ALLENHURST
LOCH ARBOUR
ASBURY PARK
NEPTUNE
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SEA GIRT
MANASQUAN
FARMINGDALE
WALL
HOWELL
MILLSTONE
MERCER COUNTY
ALLENTOWN
UPPER FREEHOLD
BURLINGTON COUNTY
OCEAN COUNTY
ATLANTIC OCEAN

PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

SOURCE : CENSUS OF POPULATION AND HOUSING, 1970 AND 1980.

FIGURE 2

Percent Share

Beyond looking at population growth in numbers only it is also instructive to review that growth in relation to other municipalities in Monmouth County. This can be done by calculating the municipalities percent share of the county total and the change of that percentage from 1970 to 1980.

In 1970 the three largest municipalities in terms of population (with their percentage share of the county population) were: Middletown Township (11.8%), Long Branch City (6.9%) and Neptune Township (6.0%). Together these municipalities accounted for almost one-quarter of the county's 1970 population. In 1980 these municipalities were also the three largest in terms of population. Their percentage share of the county's population was as follows (in respective order): 12.4%, 5.9% and 5.6%. Middletown increased its share of total county population during the 1970's while Long Branch and Neptune's declined. The sum of the three municipalities share decreased from 24.7% in 1970 to 23.9% in 1980. These data are shown in Table 1.

The smallest municipalities in terms of population also remained the same for both the 1970 and 1980 census. Those municipalities are Loch Arbour (smallest), Roosevelt (2nd smallest) and Allenhurst (3rd smallest).

Components of Change

Population increases or decreases by two primary ways--natural changes (births and deaths) and migration. Births and deaths are termed vital statistics and are recorded by every municipality and tabulated by the State of New Jersey. Migration in and out of the county is not recorded since there is no compelling requirement to keep such files.

Due to the fact that migration cannot be tabulated, a "forced" number is calculated as net migration: net migration is the unexplained difference between population in census years after vital events (births and deaths) are accounted for.

On April 1, 1970, the population of Monmouth County stood at 461,849 persons. Between that date and April 1, 1980, there were 64,205 births and 44,291 deaths recorded for the county. This is a net natural increase of 19,914 persons. Added to the 1970 population this brought Monmouth County to 481,763 persons. The recorded population by the census was, however, 503,173 persons. The unexplained difference, 21,410 persons, is determined to be the positive difference of persons who moved into the county and the persons who moved out of the county. These data are shown in Table 2.

The significance of this data is that between 1970 and 1980 persons moving into the county (net in-migration) was a larger source of population growth than net natural increase. The information also illustrates the known fact that more people are moving into the county than are moving out.

Migration

The 1980 census contains data on the place of residence of the population 5 years previous. The purpose of this type of data is to gather information about the mobility and migration of the population.

The place of residence in 1975 for 61% (that is, three-fifths of the total) of Monmouth County residents at the time of the 1980 Census was in the same house. An additional 19% lived in the county in 1975 but in a different house. Therefore 80% of the 1980 residents were county residents 5 years ago, a generally stable population. Of persons who reported their 1975 place of residence as a different county, 9% of the total came from another New Jersey county and 9% came from out-of-state.

Foreign immigration (and education or military service abroad) accounted for only 1% of the 1975 place of residence. These data are shown in Table 3.

The results of the 1970 census show that 53% of Monmouth County persons (5 years and over) lived in the same house in 1965. This indicates the 1970 population was more mobile than the 1980 population. This is not surprising since total population grew 38% between 1960 and 1970 and only 9% between 1970 and 1980. Eighteen percent (18%) of the 1970 residents reported living in Monmouth County but in another house. In conjunction with the non-movers, 71% of the 1970 population, therefore, are not new to Monmouth County. This is less than the 1980 proportion and due to the population growth between 1960 and 1970.

Over 12% of the 1970 residents were from a different state. This is greater than the 1980 component and probably due to the slowdown of population growth. Approximately the same proportion of persons reported a previous residence abroad in 1970 and in 1980.

The next two paragraphs are a closer examination of geographical sources of in-migration. The data for this part is displayed in Table 3A.

Looking at the information for the most recent census (1980), the 1975 place of residence for almost half of the in-migrants came from another state. The majority of this group came from, as expected, Northeastern states (such as New York and Pennsylvania). Surprisingly almost 13,000 persons, 14% of total in-migrants in 1980, came from the South and from the West.

In 1970 there were about the same number of persons in 1980 who reported their previous address (5 years ago) as outside the county. Other than this group of persons 39% came from another New Jersey county, lower than the 1980 proportion. This is due

Table 2.
Components of Population Change 1970 to 1980
Monmouth County

(1) TOTAL POPULATION 1970	461,849
(2) BIRTHS APRIL 1, 1970 TO APRIL 1, 1980	64,205
(3) DEATHS APRIL 1, 1970 TO APRIL 1, 1980	44,291
(4) NATURAL INCREASE = BIRTHS (2) - DEATHS (3)	19,914
(5) 1970 POPULATION (1) + NATURAL INCREASE (4)	481,763
(6) TOTAL POPULATION 1980	503,173
(7) NET MIGRATION = LINE (6) - LINE (5)	21,410

Sources: Census of Population and Housing 1970 and 1980
New Jersey Department of Health

Table 3.
Residence in 1965 for Persons 5 Years Old and Over in 1970 and Residence in 1975 for Persons 5 Years Old and Over in 1980
Monmouth County

	1970 RESIDENCE IN 1965		1980 RESIDENCE IN 1975	
	NUMBER	%	NUMBER	%
PERSONS 5 YEARS OLD AND OVER	419,117	100.0	472,759	100.0
SAME HOUSE	221,701	52.9	289,818	61.3
DIFFERENT HOUSE IN THE U.S.A.:	168,870	40.3	176,655	37.4
SAME COUNTY	76,105	18.2	88,673	18.8
DIFFERENT COUNTY:	92,765	22.1	87,982	18.6
SAME STATE	38,900	9.3	43,888	9.3
DIFFERENT STATE:	53,865	12.9	44,094	9.3
NORTHEAST	30,703	7.3	26,748	5.7
NORTH CENTRAL	6,746	1.6	4,358	0.9
SOUTH	11,719	2.8	9,577	2.0
WEST	4,697	1.1	3,411	0.7
ABROAD	7,078	1.7	6,286	1.3
MOVED, 1965 RESIDENCE NOT REPORTED	21,468	5.1	N.A.	N.A.

Source: Census of Population and Housing 1970 and 1980

to the fact that a greater percentage of the in-migration came from outside the state (54%). The South and West were the sources of in-migration for 15% of those persons, similar to 1980. Foreign in-migration accounted for only 7% of in-migration.

Table 3A
Geographic Sources of In-migration, Monmouth County 1970 and 1980

	1965		1975	
PLACE OF RESIDENCE	NUMBER OF PERSONS *	PERCENT	NUMBER OF PERSONS *	PERCENT
Other NJ County	38,900	39.0	43,888	46.5
Different State	53,865	53.9	44,094	46.8
Northeast	30,703	30.7	26,748	28.4
North Central	6,746	6.8	4,358	4.6
South	11,719	11.7	9,577	10.2
West	4,697	4.7	3,411	3.6
Abroad	7,078	7.1	6,286	6.7

* Persons 5 years and older
Source: Census of Population and Housing 1970 and 1980.

DEMOGRAPHIC CHARACTERISTICS

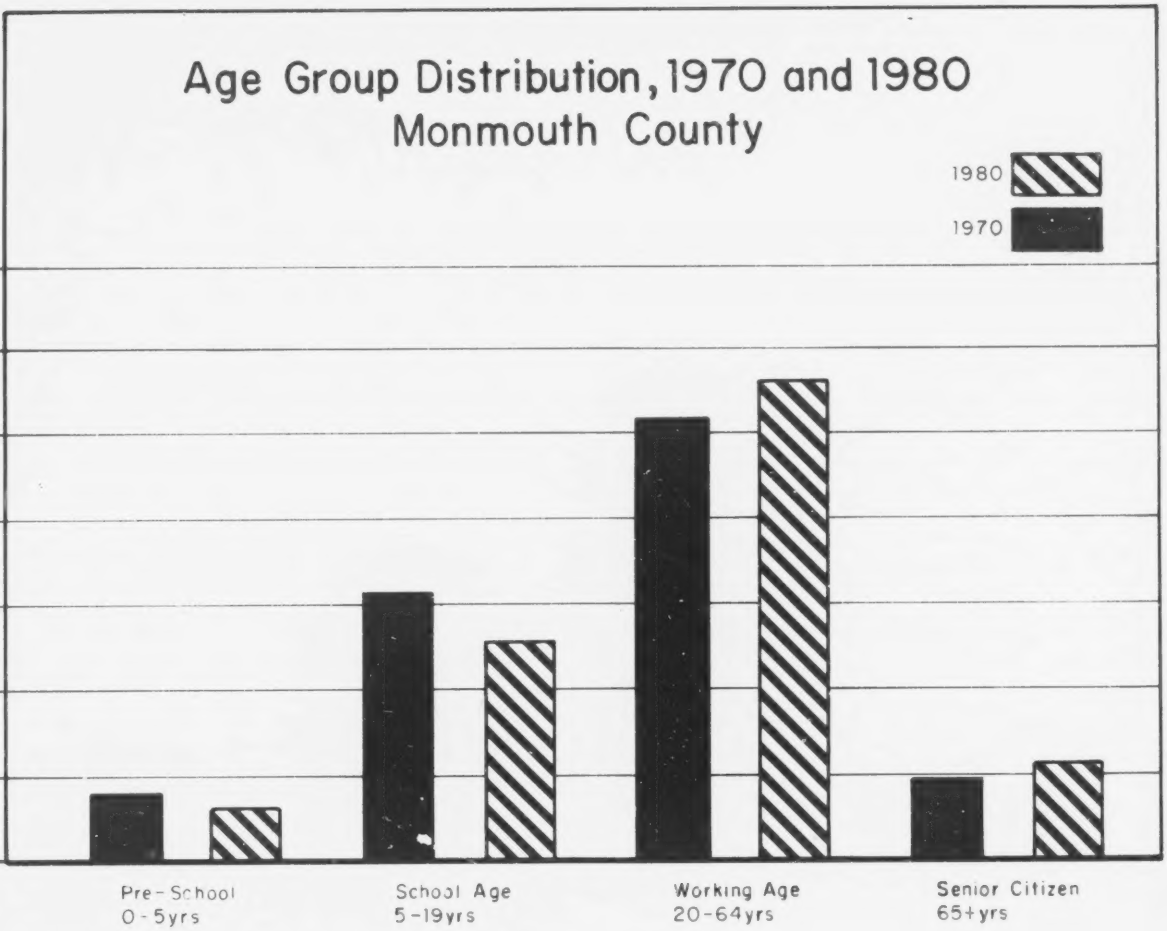
Age by Sex

The age/sex structure of the Monmouth County population is one of the most basic analytical components of any population study. The implications of the age/sex structure are enormous. Some of the most ready examples are school enrollments, labor force participation, and community service levels.

Table 4 presents the number of persons by single years of age by sex for 1970 and 1980. Figure 3 depicts the change in age groups between 1970 and 1980. Figure 4 presents population pyramids for Monmouth County for 1970 and 1980.

This discussion will be limited to changes in population by five year intervals.

In the age group, under five years of age, the number of persons declined about 25% from 1970 to 1980. This is due primarily to delayed child bearing and has implications for future school enrollments. The population in the 5-17 years age group fell slightly (9.9%) between 1970 and 1980. Both of these decreases occurred while the total population was increasing by 9%.



SOURCE: U.S. Bureau of the Census, 1970 and 1980 Censuses

FIGURE 3

Table 4.
Single Years of Age by Sex, 1970 and 1980
Monmouth County

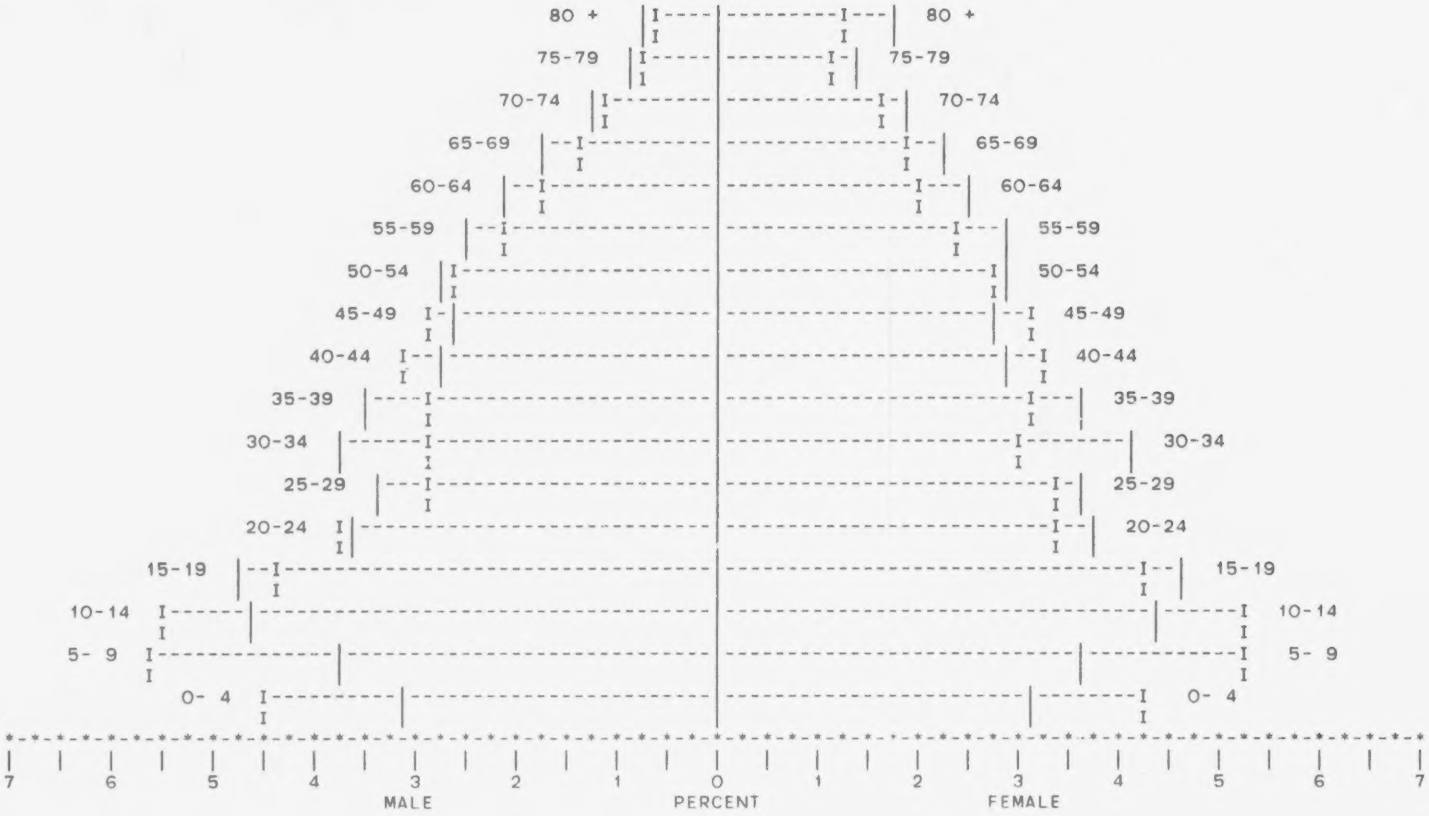
	1970			1980		
	BOTH SEXES	MALE	FEMALE	BOTH SEXES	MALE	FEMALE
ALL AGES	459,379	224,076	235,303	503,173	241,857	261,316
UNDER 5 YEARS	40,440	20,643	19,797	31,423	15,946	15,477
UNDER 1 YEAR	7,740	3,918	3,822	6,281	3,269	3,012
1 YEAR	7,721	3,924	3,797	6,067	3,003	3,064
2 YEARS	7,720	3,874	3,846	6,215	3,140	3,075
3 YEARS	8,166	4,252	3,914	6,419	3,274	3,145
4 YEARS	9,093	4,675	4,418	6,441	3,260	3,181
5 TO 17 YEARS	124,851	63,780	61,071	112,498	57,548	54,950
5 YEARS	9,644	4,930	4,714	6,667	3,466	3,201
6 YEARS	10,025	5,140	4,885	6,585	3,314	3,271
7 YEARS	9,957	5,106	4,851	7,165	3,634	3,531
8 YEARS	10,007	5,198	4,809	7,675	3,934	3,741
9 YEARS	10,281	5,223	5,058	8,807	4,544	4,263
10 YEARS	10,028	5,123	4,905	9,059	4,644	4,415
11 YEARS	9,990	5,099	4,891	8,651	4,439	4,212
12 YEARS	10,113	5,153	4,960	8,825	4,472	4,353
13 YEARS	9,634	4,984	4,650	9,017	4,566	4,451
14 YEARS	9,374	4,774	4,600	9,710	4,998	4,712
15 YEARS	9,089	4,600	4,489	10,123	5,160	4,963
16 YEARS	8,477	4,245	4,232	10,296	5,237	5,059
17 YEARS	8,232	4,205	4,027	9,918	5,140	4,778
18 TO 24 YEARS	46,033	23,992	22,041	54,105	26,970	27,135
18 YEARS	7,187	3,682	3,505	8,513	4,329	4,184
19 YEARS	6,424	3,349	3,075	8,103	4,115	3,988
20 YEARS	6,831	3,769	3,062	7,492	3,795	3,697
21 YEARS	6,476	3,431	3,045	7,469	3,684	3,785
22 YEARS	6,964	3,561	3,403	7,624	3,646	3,978
23 YEARS	6,958	3,595	3,363	7,500	3,726	3,774
24 YEARS	5,193	2,605	2,588	7,404	3,675	3,741
25 TO 54 YEARS	165,051	79,841	85,210	195,641	94,838	100,803
25 YEARS	5,406	2,596	2,810	7,294	3,553	3,741
26 YEARS	5,734	2,702	3,032	6,927	3,343	3,584
27 YEARS	6,373	2,924	3,449	7,175	3,405	3,770
28 YEARS	5,835	2,675	3,160	6,802	3,297	3,505
29 YEARS	5,486	2,546	2,940	7,453	3,588	3,865
30 YEARS	5,519	2,669	2,850	7,608	3,661	3,947
31 YEARS	5,233	2,536	2,697	7,685	3,610	4,075
32 YEARS	5,433	2,624	2,809	8,461	3,981	4,480
33 YEARS	5,352	2,622	2,730	8,788	4,249	4,539
34 YEARS	5,359	2,619	2,740	7,029	3,314	3,715
35 YEARS	5,396	2,579	2,817	7,306	3,513	3,793
36 YEARS	5,280	2,526	2,754	7,471	3,559	3,912
37 YEARS	5,463	2,694	2,769	7,919	3,932	3,987
38 YEARS	5,633	2,738	2,895	6,688	3,224	3,464
39 YEARS	5,862	2,866	2,996	6,421	3,149	3,272
40 YEARS	6,100	3,035	3,065	5,978	2,980	2,998
41 YEARS	5,808	2,936	2,872	5,688	2,843	2,845
42 YEARS	5,925	2,976	2,949	5,758	2,823	2,935
43 YEARS	5,872	2,876	2,996	5,564	2,748	2,816
44 YEARS	5,658	2,760	2,898	5,548	2,754	2,794
45 YEARS	5,661	2,717	2,944	5,348	2,581	2,767
46 YEARS	5,566	2,634	2,932	5,275	2,544	2,731
47 YEARS	5,650	2,736	2,914	5,462	2,669	2,793
48 YEARS	5,421	2,689	2,732	5,373	2,594	2,779
49 YEARS	5,349	2,571	2,778	5,896	2,869	3,027

Table 4.
Single Years of Age by Sex, 1970 and 1980
Monmouth County

	1970			1980		
	BOTH SEXES	MALE	FEMALE	BOTH SEXES	MALE	FEMALE
50 YEARS	5,446	2,634	2,812	5,823	2,911	2,912
51 YEARS	4,979	2,359	2,620	5,672	2,770	2,902
52 YEARS	4,947	2,469	2,478	5,844	2,860	2,984
53 YEARS	4,694	2,287	2,407	5,843	2,826	3,017
54 YEARS	4,611	2,246	2,365	5,542	2,688	2,854
55 TO 59 YEARS	20,695	9,945	10,750	26,813	12,649	14,164
55 YEARS	4,574	2,252	2,322	5,601	2,644	2,957
56 YEARS	4,150	2,019	2,131	5,491	2,551	2,940
57 YEARS	4,074	1,936	2,138	5,405	2,611	2,794
58 YEARS	3,918	1,872	2,046	5,213	2,468	2,745
59 YEARS	3,979	1,866	2,113	5,103	2,375	2,728
60 TO 64 YEARS	17,390	8,065	9,325	23,157	10,795	12,362
60 YEARS	3,958	1,893	2,065	5,055	2,394	2,661
61 YEARS	3,579	1,675	1,904	4,729	2,201	2,528
62 YEARS	3,520	1,611	1,909	4,578	2,120	2,458
63 YEARS	3,238	1,477	1,761	4,360	2,027	2,333
64 YEARS	3,095	1,409	1,686	4,435	2,053	2,382
65 YEARS & OVER	44,919	17,810	27,109	59,536	23,111	36,425
65 YEARS	3,263	1,438	1,825	4,347	1,924	2,423
66 YEARS	3,079	1,388	1,691	3,977	1,769	2,208
67 YEARS	3,094	1,319	1,775	3,895	1,698	2,197
68 YEARS	2,700	1,141	1,559	3,676	1,575	2,101
69 YEARS	2,931	1,180	1,751	3,740	1,577	2,163
70 YEARS	2,828	1,159	1,669	3,522	1,493	2,029
71 YEARS	2,546	1,042	1,504	3,287	1,399	1,888
72 YEARS	2,420	989	1,431	3,143	1,300	1,843
73 YEARS	2,325	930	1,395	2,896	1,124	1,772
74 YEARS	2,238	886	1,352	2,679	996	1,683
75 YEARS	2,107	886	1,221	2,679	1,046	1,633
76 YEARS	1,958	763	1,195	2,376	950	1,426
77 YEARS	1,841	730	1,111	2,278	854	1,424
78 YEARS	1,554	549	1,005	1,908	659	1,249
79 YEARS	1,410	496	914	2,098	714	1,384
80 YEARS	1,354	494	860	1,754	630	1,124
81 YEARS	1,226	452	774	1,619	550	1,069
82 YEARS	1,017	344	673	1,449	467	982
83 YEARS	795	271	524	1,343	394	949
84 YEARS	779	259	520	1,220	397	823
85 YEARS	684	224	460	1,040	336	704
86 YEARS	552	171	381	919	254	665
87 YEARS	408	127	281	759	257	502
88 YEARS	374	100	274	621	165	456
89 YEARS	281	85	196	528	134	394
90 YEARS	233	66	167	446	119	327
91 YEARS	160	49	111	340	97	243
92 YEARS	139	34	105	240	46	194
93 YEARS	111	39	72	203	52	151
94 YEARS	76	23	53	145	34	111
95 YEARS	66	21	45	118	26	92
96 YEARS	34	8	26	76	19	57
97 YEARS	35	10	25	60	13	47
98 YEARS	26	7	19	38	10	28
99 YEARS	17	3	14	27	6	21
100 YEARS & OVER	258	127	131	90	27	63

Source: Census of Population and Housing 1970 and 1980

FIGURE 4.
MONMOUTH COUNTY AGE GROUPS: 1980 AND 1970



SYMBOL DEFINITIONS
| 1980 DISTRIBUTION
I 1970 DISTRIBUTION
B INTERSECTION OF BOTH DISTRIBUTIONS

There were gains in the young working age/college age population (18 to 24 years) from 46,033 persons to 54,105 persons.

In the age group 25 to 54 years of age, the number of persons grew by 18.5% between 1970 and in 1980. This age group is comprised of the work force population and parents. Women outnumbered men in this age group in both 1970 and in 1980.

Persons in the two age groups, 55 to 59 years and 60 to 64 years, increased between 1970 and 1980.

The senior citizen component of population grew by 32.5% between 1970 and 1980. This rate is about three times the increase of total population. Growth of the elderly comes about from upward movement between age cohorts and is also due to inmigration. The development of several retirement or adult communities in Monmouth County have been a direct reason for migration of persons of this age group to our area. Examples of these retirement developments are: Shadow Lake in Middletown, Covered Bridge in Manalapan Township and the Villages in Howell Township.

In terms of larger age groups the population is usually divided into the following: pre-school age (under 5), school age (5-19), working age (20-64), and senior citizen (65+). The preschool age population was discussed above. School age population declined absolutely from 138,462 persons in 1970 to 129,114 persons in 1980 and as a proportion of the total population, 30% in 1970 and 26% in 1980.

The working age group (20-64) increased by 47,642 from 235,558 persons in 1970 to 283,100 persons in 1980. This increase from 51.3% of the total county population to 56.3% of the total population reflected the transition of the children from the baby boom years into young adults moving into the work force.

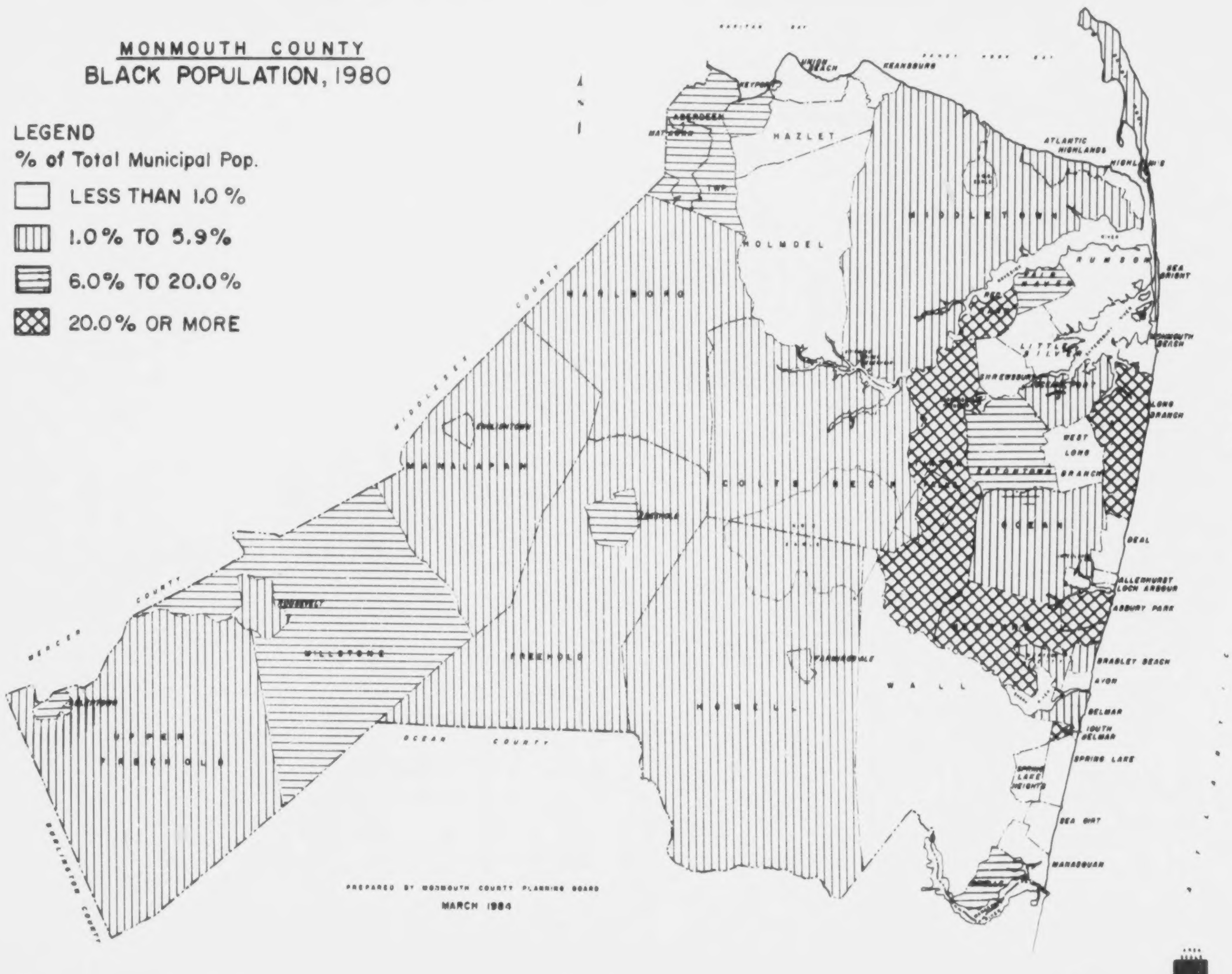
The distribution of population in these age groups in 1970 and 1980 is shown in Figure 3.

Median Age

The median age of the population of Monmouth County rose from 28.2 years to 32.3 years. This is indicative of the maturing of our population. In comparison the median age of New Jersey (1980) was 32.2 years which was second highest among all states. The median age of the United States in 1980 was 30 years. Ocean County, where many retirement communities are located, had a median age of 35.3 years.

Race

The top section of Table 5 shows the change between 1970 and 1980 in total population, the change of white and other, and the change of black populaton. (Table 5 shows the published total for 1970; the revised figure is shown in table 1.)



MONMOUTH COUNTY

BLACK POPULATION, 1980

LEGEND
% of Total Municipal Pop.
☐ LESS THAN 1.0 %
▥ 1.0% TO 5.9%
▤ 6.0% TO 20.0%
▦ 20.0% OR MORE
RARITAN BAY
UNION BEACH
KEANSBURG
KEYPORT
ABERDEEN
MATAWAN
HAZLET
TWP
HOLMDEL
MIDDLETOWN
ATLANTIC HIGHLANDS
HIGHLANDS
SEA BRIGHT
RUMSON
FAIR HAVEN
RED BANK
LITTLE SILVER
MONMOUTH BEACH
SHREWSBURY
EATONTOWN
WEST LONG BRANCH
LONG BRANCH
OCEAN
DEAL
ALLENHURST
LOCH ARBOUR
ASBURY PARK
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SPRING LAKE HEIGHTS
SEA GIRT
MANASQUAN
WALL
FARMINGDALE
HOWELL
COLTS NECK
FREEHOLD
MARLBORO
MANALAPAN
ENGLISHTOWN
MILLSTONE
ROOSEVELT
UPPER FREEHOLD
ALLENTOWN
MIDDLESEX COUNTY
MERCER COUNTY
BURLINGTON COUNTY
OCEAN COUNTY
N
PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH 1984

SOURCE: U.S. BUREAU OF CENSUS

FIGURE 5

Table 5.
Population by Race in 1970 and 1980
Monmouth County

ALL RACES	
1970 POPULATION	459,379
1980 POPULATION	503,173
% CHANGE 1970-1980	9.5
WHITE AND OTHER	
1970 POPULATION	421,104
1980 POPULATION	460,188
% CHANGE 1970-1980	9.3
BLACK	
1970 POPULATION	38,275
1980 POPULATION	42,985
% CHANGE 1970-1980	12.3

1970 RACE GROUPS			1980 RACE GROUPS		
ALL RACES	459,379	100.0	ALL RACES	503,173	100.0
WHITE	418,352	91.1	WHITE	449,259	89.3
BLACK	38,275	8.3	BLACK	42,985	8.5
AMERICAN INDIAN	375	0.1	AMERICAN INDIAN	506	0.1
			ESKIMO	9	0.0
			ALEUT	4	0.0
JAPANESE	449	0.1	JAPANESE	397	0.1
CHINESE	506	0.1	CHINESE	1,784	0.4
FILIPINO	333	0.1	FILIPINO	961	0.2
KOREAN	207	0.0	KOREAN	716	0.1
			ASIAN INDIAN	1,142	0.2
			VIETNAMESE	241	0.0
HAWAIIAN	50	0.0	HAWAIIAN	56	0.0
			GUAMANIAN	21	0.0
			SAMOAN	16	0.0
OTHER	832	0.2	OTHER	5,076	1.0

Source: Census of Population and Housing 1970 and 1980

White total population grew by 3.9% (using corrected figures) from 1970 to 1980, white and other population increased by 9.3% and black population grew by 12.3% in the same time period.

In 1970, 418,352 persons 91.1% of the total in Monmouth County were white. While this category declined as a percent of the total, it increased to 449,259 persons in 1980. The black population consisted of 38,275 persons in 1970 (8.3% of the total population). This grew to 42,985 persons in 1980 or 8.5% of the total county population.

Significant changes between 1970 and 1980 in other racial groups consist of a three-fold increase in the Chinese, Filipino and Korean population. Asian Indians, an unclassified race group in 1970, consisted of 1,142 persons (0.2% of the total) in 1980.

Black Population

The black population grew from 38,275 persons in 1970 to 42,985 persons in 1980, a 12.3% increase. This rate of growth exceeds the increase in total population of 8.9%.

The list of communities where the black population exceeded 20% in 1970 and 1980 is shown below:

1970	1980
Asbury Park	Asbury Park
Neptune Twp.	Long Branch
Red Bank	Neptune Twp.
Shrewsbury Twp.	Red Bank
South Belmar	South Belmar
Tinton Falls	Tinton Falls

In both censuses there were six communities where over one-fifth of the population was black. The list varied only in that Long Branch joined the list and Shrewsbury Township dropped off.

Although there are significant communities of black population in the western part of the county, note that the list of communities above are communities east or along the route of the traditional western boundary of the shore--the Garden State Parkway.

Of the black population in 1980, 62.6% resided in four municipalities, Neptune Township (9,242), Asbury Park (8,535), Long Branch (6,014), Red Bank (3,101). These municipalities accounted for 59.7% of the black population in 1970 and 55.5% in 1960. This is clearly a pattern of increasing concentration.

Table 6.
Number and Percent Black Population in 1970 and 1980 Monmouth County

	1970			1980		
	ALL RACES	BLACK NUMBER	%	ALL RACES	BLACK NUMBER	%
MONMOUTH COUNTY	459,379	38,275	8.3	503,173	42,985	8.5
ABERDEEN TOWNSHIP	17,680	1,764	10.0	17,235	1,725	10.0
ALLENHURST BOROUGH	1,012	3	0.3	912	1	0.1
ALLENTOWN BOROUGH	1,603	226	14.1	1,962	214	10.9
ASBURY PARK CITY	16,533	7,044	42.6	17,015	8,535	50.2
ATLANTIC HIGHLANDS BOROUGH	5,102	147	2.9	4,950	134	2.7
AVON-BY-THE-SEA BOROUGH	2,163	1	0.0	2,337	9	0.4
BELMAR BOROUGH	5,782	427	7.4	6,771	385	5.7
BRADLEY BEACH BOROUGH	4,163	30	0.7	4,772	88	1.8
BRIELLE BOROUGH	3,594	417	11.6	4,068	313	7.7
COLTS NECK TOWNSHIP	5,819	74	1.3	7,888	115	1.5
DEAL BOROUGH	2,401	14	0.6	1,952	7	0.4
EATONTOWN BOROUGH	14,619	1,126	7.7	12,703	1,206	9.5
ENGLISHTOWN BOROUGH	1,048	41	3.9	976	31	3.2
FAIR HAVEN BOROUGH	6,142	521	8.5	5,679	442	7.8
FARMINGDALE BOROUGH	1,148	0	0.0	1,348	24	1.8
FREEHOLD BOROUGH	10,545	1,803	17.1	10,020	1,981	19.8
FREEHOLD TOWNSHIP	13,185	302	2.3	19,202	548	2.9
HAZLET TOWNSHIP	22,239	49	0.2	23,013	131	0.6
HIGHLANDS BOROUGH	3,916	8	0.2	5,187	21	0.4
HOLMDEL TOWNSHIP	6,117	27	0.4	8,447	17	0.2
HOWELL TOWNSHIP	21,756	1,011	4.6	25,065	752	3.0
INTERLAKEN BOROUGH	1,182	3	0.3	1,037	1	0.1
KEANSBURG BOROUGH	9,720	20	0.2	10,613	16	0.2
KEYPORT BOROUGH	7,205	431	6.0	7,413	520	7.0
LITTLE SILVER BOROUGH	6,010	7	0.1	5,548	5	0.1
LOCH ARBOUR VILLAGE	395	0	0.0	369	5	1.4
LONG BRANCH CITY	31,774	5,237	16.5	29,819	6,014	20.2
MANALAPAN TOWNSHIP	14,049	883	6.3	18,914	852	4.5
MANASQUAN BOROUGH	4,971	3	0.1	5,354	6	0.1
MARLBORO TOWNSHIP	12,273	670	5.5	17,560	753	4.3
MATAWAN BOROUGH	9,136	375	4.1	8,837	534	6.0
MIDDLETOWN TOWNSHIP	54,623	1,047	1.9	62,574	840	1.3
MILLSTONE TOWNSHIP	2,535	377	14.9	3,926	297	7.6
MONMOUTH BEACH BOROUGH	2,042	2	0.1	3,318	17	0.5
NEPTUNE TOWNSHIP	27,863	7,328	26.3	28,366	9,242	32.6
NEPTUNE CITY BOROUGH	5,502	67	1.2	5,276	121	2.3
OCEAN TOWNSHIP	18,643	87	0.5	23,570	810	3.4
OCEANPORT BOROUGH	7,503	361	4.8	5,888	229	3.9
RED BANK BOROUGH	12,847	3,232	25.2	12,031	3,101	25.8
ROOSEVELT BOROUGH	814	16	2.0	835	23	2.8
RUMSON BOROUGH	7,421	21	0.3	7,623	32	0.4
SEA BRIGHT BOROUGH	1,339	65	4.9	1,812	44	2.4
SEA GIRT BOROUGH	2,207	5	0.2	2,650	1	0.0
SHREWSBURY BOROUGH	3,315	8	0.2	2,962	18	0.6
SHREWSBURY TOWNSHIP	1,164	256	22.0	995	140	14.1
SOUTH BELMAR BOROUGH	1,490	399	26.8	1,566	341	21.8
SPRING LAKE BOROUGH	3,896	10	0.3	4,215	10	0.2
SPRING LAKE HEIGHTS BOROUGH	4,602	75	1.6	5,424	35	0.6
TINTON FALLS BOROUGH	5,925	1,854	31.3	7,740	2,010	26.0
UNION BEACH BOROUGH	6,472	4	0.1	6,354	9	0.1
UPPER FREEHOLD TOWNSHIP	2,551	192	7.5	2,750	97	3.5
WALL TOWNSHIP	16,498	176	1.1	18,952	114	0.6
WEST LONG BRANCH BOROUGH	6,845	29	0.4	7,380	69	0.9

Source: Census of Population and Housing 1970 and 1980

In 1980, 24 of the county's 53 municipalities had a black population of 2% or less. In comparison 27 municiplaities in 1970 had 2% or less of a black population. This trend may be indicative of greater integration of blacks in Monmouth County communities.

In towns with a substantial black population (1,000 or more) that racial sector increased between 1970 and 1980 in: Asbury Park, Eatontown, Freehold Borough, Long Branch, Neptune Twp., and Tinton Falls; communities where black population declined included Aberdeen Township and Red Bank. (Howell and Middletown Townships had over one thousand black population in 1970; this delined to below 1,000 by 1980.)

Table 6 contains the percentage of black population by municipality for 1970 and 1980. Figure 5 illustrates the 1980 distribution of black population.

Ancestry and Spanish Origin

The 1980 census contained new information concerning the ancestry of our residents. This type of information was previously not collected by the Census Bureau. It is our hope that the data can give some indications of the heritage of Monmouth County residents.

Some description of the data is required prior to discussing the results. This data depends on self-identification of ancestry. Second, since this data is collected for the first time in 1980 we cannot track changes in ancestry mix. Third, not much weight can be put on single ancestry groups occurring in the data as a proportion because over 1/3 of the population specified membership in a multiple ancestry group.

The data in Table 7 consists of information from the 1980 census concerning ancestry. Persons are listed by single ancestry group, multiple ancestry groups and ancestry not specified. Just under 50% of Monmouth County population indicated ancestry of a single nationality. Of persons indicating a single ancestry group, Italians were the largest group, Irish second, and German third.

Table 7 lists Monmouth County residents who indicated a multiple ancestry group. As the note indicated there is "double-counting" in this table. The largest multiple ancestry group was the Irish and other, followed by German and other, and English and other. The multiple ancestry group data may be useful in determining the extent of intermarriages of different ancestry groups.

The ancestry data overall can be used by certain businesses to determine the national heritage of specific areas for marketing purposes.

Table 7.
Selected Single and Multiple Ancestry Groups in 1980
Monmouth County

	NUMBER	PERCENT
ALL PERSONS	503,173	100.0
SINGLE ANCESTRY GROUP:		
DUTCH	2,248	0.4
ENGLISH	24,966	5.0
FRENCH	2,580	0.5
GERMAN	25,447	5.1
GREEK	2,738	0.5
HUNGARIAN	3,475	0.7
IRISH	44,149	8.8
ITALIAN	48,402	9.6
NORWEGIAN	1,574	0.3
POLISH	14,243	2.8
PORTUGUESE	727	0.1
RUSSIAN	9,689	1.9
SCOTTISH	3,716	0.7
SWEDISH	1,593	0.3
UKRAINIAN	1,833	0.4
OTHER SINGLE ANCESTRY	63,299	12.6
MULTIPLE ANCESTRY GROUP	189,944	37.7
ANCESTRY NOT SPECIFIED:		
OTHER	29,648	5.9
NOT REPORTED	32,902	6.5
SELECTED MULTIPLE ANCESTRY GROUPS: 1/		
ENGLISH AND OTHER GROUP(S)	59,085	11.7
FRENCH AND OTHER GROUP(S)	16,287	3.2
GERMAN AND OTHER GROUP(S)	75,945	15.1
IRISH AND OTHER GROUP(S)	88,745	17.6
ITALIAN AND OTHER GROUP(S)	37,768	7.5
POLISH AND OTHER GROUP(S)	22,712	4.5

1/ Persons may be included in more than one multiple ancestry group.
Source: Census of Population and Housing 1980

Table 8.
Spanish Origin Groups 1980
Monmouth County

ALL PERSONS	503,173	100.0
NOT OF SPANISH ORIGIN	490,165	97.4
SPANISH ORIGIN	13,008	2.6
MEXICAN	842	0.2
PUERTO RICAN	7,243	1.4
CUBAN	1,011	0.2
OTHER SPANISH ORIGIN	3,912	0.8

Source: Census of Population and Housing 1980

Spanish Origin

There are only six municipalities in Monmouth County where the Spanish origin population numbers over 500 persons: Asbury Park City (895), Long Branch City (2,617), Hazlet Township (537), Middletown Township (1,052), Howell Township (764), and Neptune Township (684)

In four communities persons of Spanish origin account for over five (5%) of the total population. Those municipalities are as follows: Asbury Park (5.3%), Keyport (6.3%), Bradley Beach (5.7%) and Long Branch (8.8%)

County-wide Spanish origin population was 2.6% of the 1980 population.

Data on the Spanish origin population in Monmouth County in 1980 is displayed in Table 8.

HOUSEHOLDS AND FAMILIES

Households and families in America as well as in Monmouth County are under going a major demographic transition. Changing roles of women, new attitudes toward divorce, postponement of marriage by young persons, and postponement of family plans by young couples have had tremendous impact in the characteristics and number of households and families. During the 1970's, when these trends took hold, average family and household size fell, more women entered the work force, and single-person households grew. These are some of the trends which are affecting Monmouth County households and families.

A distinction in the terminology is probably a useful starting point for this discussion. Every occupied housing unit is the residence of a household. All households can be categorized into "family households" and "non-family households." A family or a family household consists of two or more persons related by blood, marriage or adoption.

Table 9 presents data on households, families, group quarters population and household size in Monmouth County in 1970 and 1980.

Households

The number of households in Monmouth grew from 135,230 in 1970 to 170,130 in 1980. This is a 26% expansion in households. The total increase in household was two and one-half times population growth. An increase in households between 1970 and 1980 occurred in every county municipality except two--Deal Borough and Shrewsbury Township. During this same time period 20 municipalities declined in population.

Table 9.
Households, Families, Group Quarters Population and Persons per Household 1970 and 1980 Monmouth County

MINOR CIVIL DIVISIONS	HOUSEHOLDS		FAMILIES		GROUP QUARTERS POPULATION		PERSONS PER HOUSEHOLD	
	1970	1980	1970	1980	1970	1980	1970	1980
MONMOUTH COUNTY	135,230	170,130	113,501	129,943	12,995	9,440	3.32	2.90
ABERDEEN TOWNSHIP	4,542	5,293	4,221	4,510	78	151	3.88	3.23
ALLENHURST BOROUGH	309	328	250	233	0	0	3.28	2.78
ALLENTOWN BOROUGH	488	662	413	522	6	0	3.27	2.96
ASBURY PARK CITY	6,572	7,207	4,160	3,794	425	562	2.45	2.28
ATLANTIC HIGHLANDS BOROUGH	1,655	1,776	1,332	1,304	21	4	3.07	2.78
AVON-BY-THE-SEA BOROUGH	827	1,004	579	611	12	34	2.60	2.29
BELMAR BOROUGH	2,054	3,019	1,547	1,687	77	53	2.78	2.23
BRADLEY BEACH BOROUGH	1,579	2,013	1,156	1,244	0	24	2.64	2.36
BRIELLE BOROUGH	1,184	1,489	989	1,154	8	2	3.03	2.73
COLTS NECK TOWNSHIP	1,502	2,151	1,405	1,968	68	392	3.83	3.48
DEAL BOROUGH	754	650	625	518	7	0	3.18	3.00
EATONTOWN BOROUGH	3,870	4,959	3,229	3,298	3,063	420	2.99	2.48
ENGLISHTOWN BOROUGH	331	339	270	247	8	34	3.14	2.78
FAIR HAVEN BOROUGH	1,784	1,895	1,611	1,644	0	0	3.44	3.00
FARMINGDALE BOROUGH	336	521	290	361	0	2	3.42	2.58
FREEHOLD BOROUGH	3,315	3,573	2,722	2,603	92	56	3.15	2.79
FREEHOLD TOWNSHIP	3,407	5,565	3,149	4,807	188	450	3.81	3.37
HAZLET TOWNSHIP	5,441	6,595	5,078	5,809	95	315	4.07	3.44
HIGHLANDS BOROUGH	1,343	2,216	1,037	1,343	40	0	2.89	2.34
HOLMDEL TOWNSHIP	1,482	2,229	1,416	2,100	155	82	4.02	3.75
HOWELL TOWNSHIP	5,864	7,822	5,254	6,560	47	28	3.70	3.20
INTERLAKEN BOROUGH	354	389	324	329	0	0	3.34	2.67
KEANSBURG BOROUGH	2,908	3,431	2,397	2,668	229	249	3.26	3.02
KEYPORT BOROUGH	2,372	2,957	1,853	1,885	170	27	2.97	2.50
LITTLE SILVER BOROUGH	1,750	1,840	1,611	1,598	7	7	3.43	3.01
LOCH ARBOUR VILLAGE	119	125	94	92	0	0	3.32	2.95
LONG BRANCH CITY	10,824	11,672	8,195	7,425	780	499	2.86	2.51
MANALAPAN TOWNSHIP	3,310	5,578	3,148	4,967	146	135	4.20	3.37
MANASQUAN BOROUGH	1,755	2,119	1,351	1,414	10	16	2.83	2.52
MARLBORO TOWNSHIP	2,948	4,542	2,723	4,146	1,454	1,173	3.67	3.61
MATAWAN BOROUGH	2,793	3,086	2,432	2,377	49	38	3.25	2.85
MIDDLETOWN TOWNSHIP	14,176	18,841	13,007	16,261	854	1,202	3.79	3.26
MILLSTONE TOWNSHIP	695	1,146	611	998	56	186	3.57	3.26
MONMOUTH BEACH BOROUGH	685	1,336	535	914	3	16	2.98	2.47
NEPTUNE TOWNSHIP	1,850	2,204	1,548	1,483	139	0	2.90	2.39
NEPTUNE CITY BOROUGH	8,650	9,917	6,841	7,167	680	885	3.14	2.77
OCEAN TOWNSHIP	5,655	8,449	4,991	6,479	36	62	3.29	2.78
OCEANPORT BOROUGH	1,452	1,768	1,328	1,507	2,496	449	3.45	3.08
RED BANK BOROUGH	4,899	4,908	3,203	2,863	193	502	2.58	2.35
ROOSEVELT BOROUGH	249	282	223	236	0	0	3.27	2.96
RUMSON BOROUGH	2,151	2,502	1,876	2,084	9	0	3.45	3.05
SEA BRIGHT BOROUGH	555	941	373	445	0	2	2.41	1.92
SEA GIRT BOROUGH	785	977	625	731	0	101	2.81	2.61
SHREWSBURY BOROUGH	970	995	873	847	32	30	3.38	2.95
SHREWSBURY TOWNSHIP	413	400	359	289	3	0	2.81	2.49
SOUTH BELMAR BOROUGH	542	654	404	418	0	3	2.75	2.39
SPRING LAKE BOROUGH	1,174	1,476	945	1,081	10	7	3.31	2.85
SPRING LAKE HEIGHTS BOROUGH	1,575	2,341	1,261	1,537	8	35	2.92	2.30
TINTON FALLS BOROUGH	1,482	2,315	1,396	2,047	102	115	5.60	3.29
UNION BEACH BOROUGH	1,790	1,967	1,571	1,647	0	14	3.62	3.22
UPPER FREEHOLD TOWNSHIP	737	892	642	750	34	19	3.42	3.06
WALL TOWNSHIP	5,240	6,533	4,460	5,105	207	291	3.11	2.86
WEST LONG BRANCH BOROUGH	1,733	2,241	1,568	1,836	898	768	3.43	2.95

Source: Census of Population and Housing 1970 and 1980

Households are formed from a single household when young people leave their parents home to establish their own residence and when families or couples break up as the result of divorce or separation. These are just two types of examples of how households can grow at a rate faster than population.

Families

The number of families during the 1970's also increased at a rate greater than population growth. In 1970 there were 113,501 families and in 1980 there were 129,943 families, an increase of 16,422 families or 14.5%.

From 1970 to 1980 40 municipalities had an increase in the number of families, 12 suffered a decline and one stayed the same.

Group Quarters

The decennial census provides an enumeration of those persons who live in "group quarters." Group quarters are group residences such as institutions (e.g. mental hospitals, nursing homes, correctional facilities) and other quarters such as military barracks and college dormitories. Monmouth County contains such institutions and facilities just as other areas do.

Table 9A shows the changes in group quarters population from 1970 to 1980. As the information indicates, the total number of persons declined.

Table 9A
Group Quarters Population by Type of Group Quarters, Monmouth County 1970-1980

Type of Group Quarters	1970		1980		Change: 1970-1980	
	Number	% of Total	Number	% of Total	Number	% of Total
All Group Quarters	13,033	100.0	9,234	100.0	-3,804	-29.2
Mental Hospital	1,104	8.5	1,022	11.1	-82	7.4
Home for the Aged	3,083	23.6	4,234	45.9	+1,151	37.3
Other Institution	219	1.7	208	2.3	-11	5.0
Military Barracks	5,814	44.6	0	0.0	-5,814	-
College Dormitory	922	7.1	772	8.4	-150	16.3
Other Group Qtrs.	1,896	14.5	2,998	32.3	+1,102	58.1

Source: Census of Population and Housing 1970 and 1980

The most significant changes in group quarters is the decreases in group quarters population in Eatontown and Oceanport due to changes in Fort Monmouth personnel. According to the Fort Monmouth Housing Management Branch, there are 1,167 military housing units (mostly Camp Woods area) on the Army property. 1/ These units are occupied by military families and contain kitchen facilities. They are not considered group quarters. There were, however, 1,070 military persons in group quarters in December of 1983 based on information from the Billeting Office of Fort Mon-Mouth. 2/

Marital Status

Data on marital status are useful for the determination of potential household formation, marital situation, and divorce levels of county residents. The information has implications for housing demand in the county. For example the marriage of two young persons currently living in their respective parents' homes creates the demand for another housing unit. On the other hand a divorce or separation of a married couple can also create a demand for another unit.

The marital status data is shown on the top portion of the first page of Table 10.

In 1970 there were 157,477 males 15 years old and over and 171,783 females in Monmouth County. About 28% of the males in 1970 were single and 21% of the females were also classified as single. The largest marital category of both males and females in 1970 were currently married. Sixty-six percent of the males were "now married" and 60% of the females were in the same category. Less than 2% of males and about 3% of the females were separated in 1970. Widowed females outnumber widowed males by a ratio of about 5 to 1. Widowed females in 1970 and widowed males were 3% of the male population. In 1970 1.5% of the males were categorized as divorced. Less than 3% of females in 1970 were in this category.

Between the 1970 and 1980 census, males and females 15 years of age and over increased at a rate greater than total population. Male population (15 years and over) grew by 16.8% and females (15+ years) by 19.7%; total population increased by 8.9%.

The most significant changes in marital status between 1970 and 1980 were: a) decrease in the currently married sector of population; b) increase in divorced population both in number and portion of the total population; and c) increase in number and percent of the single population.

1/ Telephone communication on December 8, 1983.
2/ Telephone communication on December 8, 1983.

Table 10.
Marital Status by Sex and Household Relationship for All Persons, Persons Under 18 Years Old, and Persons 65 Years Old and Over: 1970 and 1980
Monmouth County

SEX BY MARITAL STATUS 1/

	1970		1980	
	NUMBER	%	NUMBER	%
MALE:	157,477	100.0	183,900	100.0
SINGLE	43,980	27.9	54,929	29.9
NOW MARRIED, EXCEPT SEPARATED	103,834	65.9	112,564	61.2
SEPARATED	2,569	1.6	3,856	2.1
WIDOWED	4,723	3.0	5,549	3.0
DIVORCED	2,371	1.5	7,002	3.8
FEMALE:	171,783	100.0	205,689	100.0
SINGLE	36,933	21.5	48,523	23.6
NOW MARRIED, EXCEPT SEPARATED	103,524	60.3	112,266	54.6
SEPARATED	4,886	2.8	5,916	2.9
WIDOWED	21,930	12.8	27,499	13.4
DIVORCED	4,510	2.6	11,485	5.6

HOUSEHOLD TYPE AND RELATIONSHIP

	1970		1980	
	NUMBER	%	NUMBER	%
ALL PERSONS	459,379	100.0	503,173	100.0
IN FAMILY HOUSEHOLD:				
HOUSEHOLDER	113,501	24.7	129,943	25.8
SPOUSE	99,515	21.7	108,467	21.6
OTHER RELATIVES	205,695	44.8	203,295	40.4
NONRELATIVES	5,944	1.3	4,968	1.0
IN NONFAMILY HOUSEHOLD:				
MALE HOUSEHOLDER	7,132	1.6	16,214	3.2
FEMALE HOUSEHOLDER	14,597	3.2	23,973	4.8
NONRELATIVES			6,873	1.4
IN GROUP QUARTERS:				
INMATE OF INSTITUTION	4,114	0.9	5,280	1.0
OTHER	8,881	1.9	4,160	0.8

Table 10.
Marital Status by Sex and Household Relationship for All Persons, Persons Under 18 Years Old, and Persons 65 Years Old and Over: 1970 and 1980
Monmouth County

	1970		1980	
	NUMBER	%	NUMBER	%
PERSONS UNDER 18 YEARS OLD	165,291	100.0	143,921	100.0
IN HOUSEHOLD				
HOUSEHOLDER OR SPOUSE	234	0.1	130	0.1
OWN CHILD OF HOUSEHOLDER				
IN MARRIED-COUPLE FAMILY	142,354	86.1	114,518	79.6
IN OTHER FAMILY (MALE OR FEMALE HOUSEHOLDER, NO SPOUSE PRESENT)	15,359	9.3	20,615	14.3
OTHER RELATIVES	5,848	3.5	6,882	4.8
NONRELATIVES	936	0.6	1,512	1.1
IN GROUP QUARTERS:				
INMATE OF INSTITUTION	141	0.1	152	0.1
OTHER	419	0.3	112	0.1

	1970		1980	
	NUMBER	%	NUMBER	%
PERSONS 65 YEARS AND OVER	44,919	100.0	59,536	100.0
IN FAMILY HOUSEHOLD:				
HOUSEHOLDER	14,741	32.8	18,908	31.8
SPOUSE	8,169	18.2	11,390	19.1
OTHER RELATIVES	7,447	16.6	7,699	12.9
NONRELATIVES	1,113	2.5	464	0.8
IN NONFAMILY HOUSEHOLD:				
MALE HOUSEHOLDER	2,172	4.8	3,388	5.7
FEMALE HOUSEHOLDER	8,149	18.1	12,611	21.2
NONRELATIVES			586	1.0
IN GROUP QUARTERS:				
INMATE OF INSTITUTION	2,603	5.8	3,669	6.2
OTHER	525	1.2	821	1.4

1/ In 1970 for persons 14 years old and over and in 1980 for persons 15 years old and over.

Source: Census of Population and Housing: 1970 and 1980

Demographic research at the national level indicate that more young persons are deferring marriage plans. This is probably the reason that the single population has increased substantially in Monmouth County. Combining the trend in single population with the higher divorce levels, the large increase in non-family households begins to make sense.

In conclusion, the marital status data for 1970 and 1980 in Monmouth County show an increased emphasis toward a non-married situation.

Household Type

Table 10 depicts the household type and relationship for all persons, persons under 18 years of age, and persons 65 years of age and over for 1970 and 1980.

The number of persons in family households grew by 22,018 persons or 5.2% between 1970 and 1980. This population sector declined from 92.4% of the total population to 88.8% during the same period. Persons within family households such as the householder, the spouse, other relatives (children, grandparents, etc.) and non-relatives remained about the same in terms of proportion. There was a slight decrease in the number of "other relatives" in family households.

One of the most interesting changes in Monmouth County's population between 1970 and 1980 was the large and unprecendented increase in the number of persons in non-family households. During the 1970's persons in non-family households increased by 25,331 or 116.6%.

The second page of Table 10 consists of age--limited household data. The top portion is focused on persons under 18 years of age (the pre-school and school-age population). The bottom section centers on the elderly (persons 65 years of age and over).

The number of persons under 18 years old has declined by 13%, an unprecendented change, and the elderly sector has increased by almost a third. The number of "own children" living in a married-couple family has fallen from 142,354 persons to 114,518 persons. This is a decline of almost 20%. As a sector of the population, however, this group decreased from 86% of the total persons under 18 to 80% between 1970 and 1980.

Although the elderly sector of the population grew significantly from 1970 to 1980, there were very few changes in terms of their household status. A smaller fraction of senior citizens now live in a family household (16.6% in 1970 and 12.9% in 1980). In addition a large number (about 4,000 more) and a larger share of the elderly are female householders in non-family household. Elderly persons in institutions increased by 41% between 1970 and 1980.

EDUCATION

School Enrollment

Census Bureau school enrollment data is the most comprehensive source of information concerning the number of persons attending school. Public school enrollment information can be obtained from other sources but it does not cover persons attending private schools or the college-level enrollments.

According to the Census Bureau definitions, persons are classified as enrolled in school if they reported attending a regular school or college at any time between February 1, 1980 and April 1, 1980.

School enrollments for persons 3 years old and over grew by over 3.5% from 1970 to 1980 in Monmouth County. Sectors within this population, however, both increased and decreased.

School enrollments in Monmouth County for 1970 and 1980 are depicted in Table 11.

Children enrolled in nursery school increased between 1970 and 1980 by 4,390 from 3,058 to 7,352, a growth of 146.4%. Persons in grades K-8 declined from 89,907 to 74,494 persons, a 17.1% decrease. This sector of enrollments also fell as a share of total enrollments from 64% to 52%. Persons enrolled in high school increased by over 6,000 or 19% from 1970 to 1980. High school enrollments accounted for 27% of all enrollments in 1980 up from 24% in 1970. College enrollments increased 71% between 1970 and 1980 from 13,660 to 23,361 persons. College students, as a share of all students, grew from 10% to 16% during the 1970's. (Note: College students were counted as residents of the area in which they were living while attending college by the Census Bureau.)

Educational Attainment

Educational attainment information indicates the level of schooling completed by Monmouth County residents. The census data shows that persons in Monmouth County are increasingly a more-educated group.

The number and percent of all persons in the county completing only an elementary education declined from 54,006 (21.7%) in 1970 to 40,100 persons (13.1%) in 1980. This same group accounted for 17.7% of the population in 1980 for the state.

Persons with some high school education increased but no college from 130,916 to 150,639 persons from 1970 to 1980. As a fraction of the total population, however, this group declined from 52.6% to 49.4% in the same time period. For the State of New Jersey, persons with some high school education accounted for 50.8% of the total population.

Table 11.
Persons 3 Years Old and Over Enrolled in School and Years of School Completed for Persons 25 Years Old and Over: 1970 and 1980 Monmouth County

SCHOOL ENROLLMENT	1970	1980	% CHANGE
PERSONS 3 YEARS OLD AND OVER ENROLLED IN SCHOOL	139,629	144,559	3.5
NURSERY SCHOOL	3,058	7,352	140.4
KINDERGARTEN AND ELEMENTARY (1 TO 8 YEARS)	89,907	74,494	-17.1
HIGH SCHOOL (1 TO 4 YEARS)	33,004	39,352	19.2
COLLEGE	13,660	23,361	71.0
YEARS OF SCHOOL COMPLETED			
PERSONS 25 YEARS OLD AND OVER	248,521	305,233	22.8
ELEMENTARY (0 TO 8 YEARS)	54,006	40,107	-25.7
HIGH SCHOOL:			
1 TO 3 YEARS	45,103	39,206	-13.1
4 YEARS	85,813	111,433	29.9
COLLEGE:			
1 TO 3 YEARS	28,128	48,625	72.9
4 OR MORE YEARS	35,471	65,862	85.7
HIGH SCHOOL GRADUATES (% OF PERSONS 25 YEARS AND OVER)	60.1	74.0	

Source: Census of Population and Housing 1970 and 1980

The number of persons with college education increased dramatically (80%) from 1970 to 1980 in Monmouth County. This group grew from 63,524 persons to 114,487 persons. Persons with some college education in Monmouth County in 1980 were over one-third (37.5%) of the total population.

The increase in the education level of Monmouth County residents is parallel to the national trend of increasingly college-educated population which started in the 1960's. The NJ Community College system had a big impact in the number of residents who received some level of college education.

Table 11A displays a breakdown of the 1980 educational attainment data by race and Spanish origin. About three-fourths (75.5%) of white persons were high school graduates while only half of black persons completed 4 years of high school.

Table 11A
Educational Attainment by Race, Monmouth County 1980

	White		Black		Spanish Origin	
Years Completed	Number	%	Number	%	Number	%
Persons 25 years old and over	227,776	100.0	22,393	100.0	6,057	100.0
0 - 8 years	34,004	12.2	5,119	22.9	1,690	27.9
1 - 3 H.S.	34,166	12.3	4,491	20.1	970	16.0
4 years H.S.	102,734	37.0	7,618	34.0	1,559	25.7
1 - 3 college	44,769	16.1	3,203	14.3	990	16.3
4+ college	62,103	22.4	1,962	8.8	848	14.0

Source: Census of Population and Housing, 1980

LABOR FORCE

Labor Force Status by Race and Sex

The data in Table 12 depicts the labor force status of all persons in Monmouth County (16 years of age and over) by sex for 1970 and 1980 and separately for all black persons 16 years and over) in the same manner.

Consistent with the growth of total male population over 16 years, the number of males in the civilian labor force grew by 23% from 1970 to 1980 in Monmouth County. The labor force participation rate of males edged up to 75% in the same period. The number of Monmouth County residents who were members of the armed forces declined by two-thirds during the 1970's. The number of

Table 12.

Labor Force Status for Total and Black Population 16 Years Old and Over By Sex

1970 and 1980
Monmouth County

	1970	1980
ALL RACES		
MALES 16 YEARS OLD AND OVER	147,679	178,415
ARMED FORCES	9,569	3,277
CIVILIAN LABOR FORCE	108,855	133,959
% OF MALES 16 YEARS AND OVER	73.7	75.1
EMPLOYED	105,330	125,756
UNEMPLOYED	3,525	8,203
UNEMPLOYMENT RATE	3.2	6.1
NOT IN LABOR FORCE	29,255	41,179
FEMALES 16 YEARS OLD AND OVER	162,446	200,670
ARMED FORCES	213	182
CIVILIAN LABOR FORCE	60,769	96,449
% OF FEMALES 16 YEARS AND OVER	37.4	48.1
EMPLOYED	57,429	89,431
UNEMPLOYED	3,340	7,018
UNEMPLOYMENT RATE	5.5	7.3
NOT IN LABOR FORCE	101,464	104,039
BLACK POPULATION		
MALES 16 YEARS AND OVER	11,014	13,235
ARMED FORCES	931	492
CIVILIAN LABOR FORCE	7,455	8,698
% OF MALES 16 YEARS AND OVER	67.7	65.7
EMPLOYED	6,907	7,700
UNEMPLOYED	548	998
UNEMPLOYMENT RATE	7.4	11.5
NOT IN LABOR FORCE	2,628	4,045
FEMALES 16 YEARS AND OVER	12,864	16,461
ARMED FORCES	50	60
CIVILIAN LABOR FORCE	6,482	9,109
% OF FEMALES 16 YEARS AND OVER	50.4	55.3
EMPLOYED	6,000	8,188
UNEMPLOYED	482	921
UNEMPLOYMENT RATE	7.4	10.1
NOT IN LABOR FORCE	6,332	7,292

Source: Census of Population and Housing 1970 and 1980

employed males increased by 19.4%, slightly less than growth in the male (16 years and over) population. Unemployed males increased by 132.7% to a total of 8,203 persons from 1970 to 1980 in the county. The unemployment rate almost doubled from 3.2% in 1970 to 6.1% in 1980 for males. This is not necessarily a long term trend but more a result of the timing of census enumeration with the condition of the local and or national economy. One of the more significant changes between 1970 and 1980 in labor force status is the growth of persons not in the labor force. The increase of about 12,000 persons, a 41% growth, is more likely due to the migration of senior citizens to Monmouth County and the maturing of the county population.

The changes in labor force status for women between 1970 to 1980 are the most significant features of the labor force data. Women in the civilian labor force grew to over 96,000 persons in 1980. This is a 58% increase during the decade. The total female population (16 years and over) only grew by 24%. There was, then, a tremendous movement of women not in the labor force to employed status. The change in the labor force participation rate from 37.4% to 1970 to 48.1% in 1980 is evidence of the above conclusion.

Focusing on only the black population, the data indicates that increases in total persons of 16 years of age and civilian labor force paralleled the growth in total population. The labor force participation rate for black males, however, is much lower than the total male population and the rate dropped between 1970 and 1980, the reverse from the trend of all persons. The unemployment rate for black males is also higher than the overall male population. It did not double, however, as did the total unemployment rate as it rose from 7.4% in 1970 to 11.5% in 1980.

Black women in the civilian labor force increased by 41% from 1970 to 1980 in Monmouth County. The labor force participation rate for black females, at 50% in 1970 is much higher than all females, rose to 55% in 1980. The employed among black females gained by 2,188 persons, a 36% growth rate. The number of unemployed grew by 91% from 1970 to 1980 and the unemployment rate rose from 7.4% to 10.1% in the same period.

Occupation

The occupation of the Monmouth County resident labor force refers to the type of work of employed persons perform as opposed to the type of industry they work for.

The historical comparability of the data is limited by the fact that the Census Bureau revised the occupation categories between the 1970 and 1980 censuses. See table 13.

In 1970 over half (56.7%) of all employed persons worked in white-collar occupations such as professional and technical positions, managers, administrators, sales workers and clerical. Occupations such as craftsmen, foremen, operative and service work-

Table 13.
Major Occupation Groups for Employed Persons 16 Years Old and Over 1970 and 1980 Monmouth County

1980	NUMBER	%
ALL OCCUPATIONS	215,187	100.0
MANAGERIAL AND PROFESSIONAL SPECIALTY:	64,898	30.2
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL	30,801	14.3
PROFESSIONAL SPECIALTY	34,097	15.8
TECHNICAL, SALES, AND ADMINISTRATIVE SUPPORT:	70,696	32.9
TECHNICIANS AND RELATED SUPPORT	7,209	3.4
SALES	26,252	12.2
ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL	37,235	17.3
SERVICE:	25,071	11.7
PRIVATE HOUSEHOLD	1,353	0.6
PROTECTIVE SERVICE	3,767	1.8
SERVICE, EXCEPT PROTECTIVE AND HOUSEHOLD	19,951	9.3
FARMING, FORESTRY, AND FISHING	2,257	1.0
PRECISION PRODUCTION, CRAFT, AND REPAIR	24,449	11.4
OPERATORS, FABRICATORS, AND LABORERS:	27,816	12.9
MACHINE OPERATORS, ASSEMBLERS, AND INSPECTORS	12,095	5.6
TRANSPORTATION AND MATERIAL MOVING	8,714	4.0
HANDLERS, EQUIPMENT CLEANERS, HELPERS, AND LABORERS	7,007	3.3

1970	NUMBER	%
ALL OCCUPATIONS	162,759	100.0
PROFESSIONAL, TECHNICAL, AND KINDRED WORKERS	32,132	19.7
MANAGERS AND ADMINISTRATORS, EXCEPT FARM	17,832	11.0
SALES WORKERS	14,663	9.0
CLERICAL AND KINDRED WORKERS	27,686	17.0
CRAFTSMEN, FOREMEN, AND KINDRED WORKERS	21,766	13.4
OPERATIVES, EXCEPT TRANSPORT	15,683	9.6
TRANSPORT EQUIPMENT OPERATIVES	6,408	3.9
LABORERS, EXCEPT FARM	6,211	3.8
FARMERS AND FARM MANAGERS	486	0.3
FARM LABORERS AND FOREMEN	722	0.4
SERVICE WORKERS, EXCEPT PRIVATE HOUSEHOLD	17,142	10.5
PRIVATE HOUSEHOLD WORKERS	2,028	1.2

Source: Census of Population and Housing 1970 and 1980

ers constituted 42.4% of the labor force. Farm-related occupations composed 0.9% of the employed persons.

In 1980 the white-collar occupations comprised 75% of the labor force jobs. This is a significant change in the structure of occupations. Persons holding positions involving production, operations, assembly constituted 24% of the resident labor force. The remaining 1% of the labor force worked in farming, forestry, and fishing occupations.

The labor force increased from 162,759 persons in 1970 to 215,187 persons, an additional 52,428 persons or a 32.2% increase. Note that the labor force grew at a faster rate than population.

Journey to Work

In 1980, the majority of the Monmouth County labor force were employed within the county limits. Of the total of 214,805 workers, 133,287 persons (or 62%) worked in jobs within the county. The three primary work places, based on census data were: Red Bank, Long Branch, and Asbury Park. Holmdel Township had the largest employment in 1982 based on covered employment information.

In 1970, 104,777 Monmouth County persons (62% of the total) worked and lived in the county. This indicates that employment in the county has kept pace with the increase of workers living in the county. The number of county residents employed in the county grew by 27% deom 1970 to 1980 while the population grew by only 9%. Total resident workers regardless of their place of employment also grew by 27% from 1970 to 1980.

Monmouth County workers employed outside the county or state grew from 45,082 persons in 1970 to 63,030 persons in 1980, an increase of 40%. The following sections will discuss in more detail New Jersey in-commuting. The vast majority of persons working out of the state are employed in Manhattan or one of the New York City boroughs. These data are displayed in Table 14.

Census data from other sources indicate that about 13,000 persons commuted to New York City in 1970. This group increased slightly to about 14,000 persons in 1980. Total out-of-state workers residing in Monmouth County numbered 17,981 persons in 1980. The 1970 equivalent is not indicated in Table 14.

A group of seven New Jersey counties (of a total of 21) captured over 90% of Monmouth County in-state commuters. Those seven counties include: Middlesex (16,182 persons), Union (6,412 persons), Essex (6,196 persons), Ocean (5,364 persons), Mercer (3,221 persons), Hudson (3,200 persons), and Bergen (1,505 persons). Five of the seven counties are northern counties.

Table 14.
Place of Work by Place of Residence in 1970 and 1980
Monmouth County

	1970	1980
WORKERS LIVING IN COUNTY	168,807	214,805
PLACE OF WORK (POW) KNOWN	149,859	196,317
PLACE OF WORK NOT KNOWN	18,948	18,488
% OF WORKERS LIVING IN COUNTY	11.2	8.6
PERSONS WORKING IN COUNTY	119,407	160,205
PERSONS WHO LIVE & WORK IN COUNTY	104,777	133,287
% OF WORKERS WITH KNOWN POW	69.9	67.9
% OF PERSONS WORKING IN COUNTY	87.7	83.2
COMMUTERS FROM COUNTY	45,082	63,030
COMMUTERS TO COUNTY	14,630	26,918
IN-COMMUTER TO OUT-COMMUTER RATIO	0.32	0.43

Commuter Origins and Destinations

	LIVE IN COUNTY (A)				WORK IN COUNTY (B)			
	1970		1980		1970		1980	
TO AREA (A) / FROM AREA (B)	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%
ALL AREAS	149,859	100.0	196,317	100.0	119,407	100.0	160,205	100.0
MONMOUTH	104,777	69.9	133,287	67.9	104,777	87.7	133,287	83.2
BERGEN	877	0.6	1,505	0.8	-	-	113	0.1
BURLINGTON	354	0.2	284	0.1	192	0.2	579	0.4
CAMDEN	71	0.0	207	0.1	-	-	197	0.1
ESSEX	6,035	4.0	6,196	3.2	1,000	0.8	554	0.3
HUDSON	2,499	1.7	3,200	1.6	-	-	203	0.1
MERCER	1,909	1.3	3,221	1.6	642	0.5	902	0.6
MIDDLESEX	8,875	5.9	16,182	8.2	3,153	2.6	4,507	2.8
MORRIS	319	0.2	617	0.3	-	-	327	0.2
OCEAN	3,703	2.5	5,364	2.7	8,043	6.7	16,007	10.0
PASSAIC	473	0.3	488	0.2	-	-	131	0.1
SOMERSET	-	-	861	0.4	-	-	358	0.2
UNION	4,123	2.8	6,412	3.3	600	0.5	753	0.5
NEW YORK CITY NY	9,777	6.5	15,773	8.0	1,000	0.8	709	0.4
NASSAU NY	-	-	158	0.1	-	-	110	0.1
PHILADELPHIA PA	141	0.1	156	0.1	-	-	159	0.1
OTHER AREAS	5,926	4.0	2,406	1.2	0	0.0	1,309	0.8

Source: Census of Population and Housing 1970 and 1980

Since the largest in-state group of Monmouth County commuters go to Middlesex County, more specific work destinations are appropriate. The majority of the Monmouth County residents employed in Middlesex County locations work in the urbanized last and central parts of the county. Although there are exceptions the majority of these sites are only accessible by auto via the Garden State Parkway, Route 18, and Route 287. Specific Middlesex municipalities that drew the majority of Monmouth County residents in 1980 were:

Municipality	Number of Commuters
Old Bridge	1,268
Perth Amboy	1,333
Sayreville	1,304
Woodbridge	2,647
East Brunswick	944
Edison	2,614
New Brunswick	956
Piscataway	1,164
South Plainfield	769
TOTAL *	12,999

* 80.3% of commuters to Middlesex County

Source: Middlesex County Planning Board, 1984

Monmouth County is also a place of work for many New Jerseyans that live outside the county. Monmouth is closely related, in terms of work and residence, with Ocean County. Over 16,000 persons commuted in 1980 from residences in Ocean County to places of work in Monmouth County. This is double (a 100% increase) the number of Ocean County commuters to Monmouth in 1970. This growth is indicative of the explosive population growth in Ocean County as well as the expansion of employment in Monmouth County.

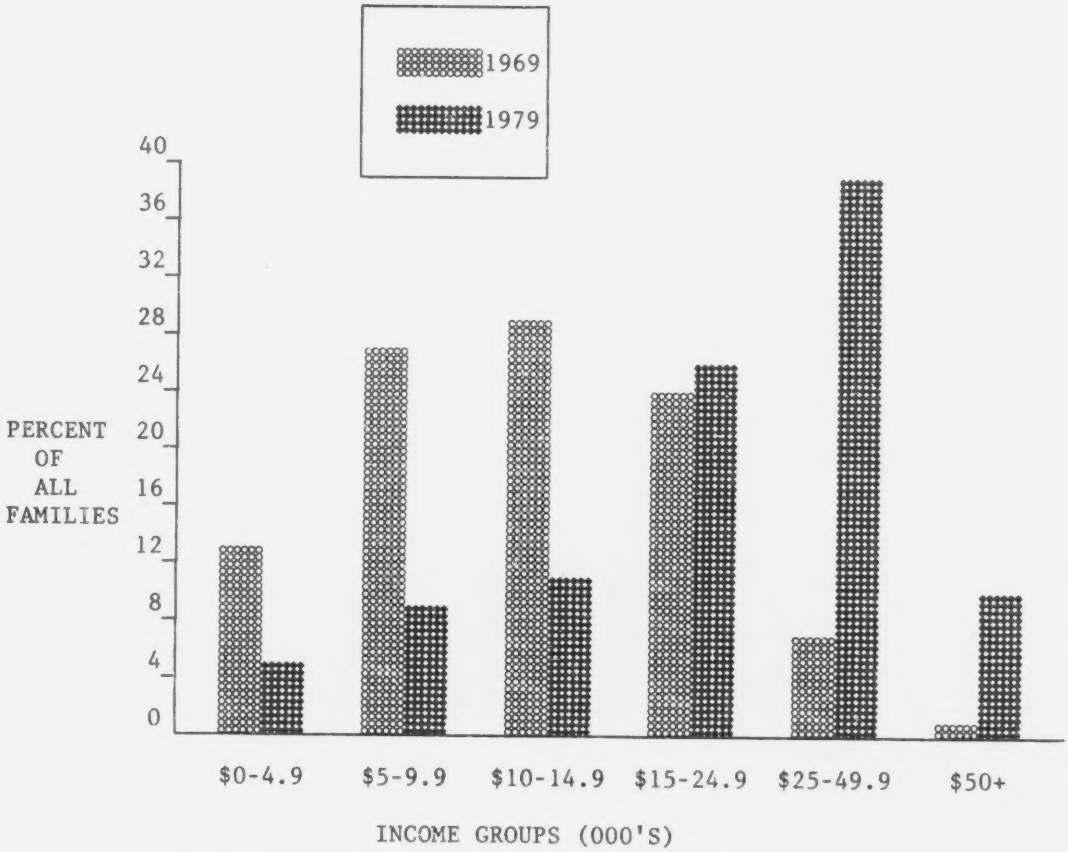
Monmouth was also a place of work for 4,500 Middlesex County residents in 1980. These data are shown in Table 14.

INCOME AND POVERTY

Family Income

Table 15 shows the income distribution of Monmouth County families in 1979 and 1969. The median family income in 1969 is given in both current (at the time of the census) dollars and 1979 dollars. Families, as noted in a previous section, are households where the persons are related by blood and marriage; this review, then, gives an incomplete picture of the income structure of Monmouth County.

FIGURE 6



FAMILIES BY INCOME GROUP, 1969 AND 1979
MONMOUTH COUNTY

PREPARED BY THE MONMOUTH COUNTY PLANNING BOARD
MARCH 1984

SOURCE:1970 AND 1980 CENSUSES

Table 15.
Family Income in 1969 and 1979
Monmouth County

1979	NUMBER	PERCENT
ALL LEVELS	131,263	100.0
LESS THAN $2,500	2,088	1.6
$2,500 TO $4,999	3,753	2.9
$5,000 TO $7,499	5,652	4.3
$7,500 TO $9,999	6,483	4.9
$10,000 TO $12,499	7,307	5.6
$12,500 TO $14,999	7,286	5.6
$15,000 TO $17,499	8,651	6.6
$17,500 TO $19,999	7,981	6.1
$20,000 TO $22,499	9,636	7.3
$22,500 TO $24,999	8,383	6.4
$25,000 TO $27,499	8,858	6.7
$27,500 TO $29,999	7,230	5.5
$30,000 TO $34,999	13,533	10.3
$35,000 TO $39,999	9,629	7.3
$40,000 TO $49,999	11,780	9.0
$50,000 TO $74,999	9,370	7.1
$75,000 OR MORE	3,643	2.8
MEDIAN FAMILY INCOME	24,526	

1969	NUMBER	PERCENT
ALL LEVELS	114,097	100.0
LESS THAN $1,000	1,952	1.7
$1,000 TO $1,999	1,952	1.7
$2,000 TO $2,999	2,889	2.5
$3,000 TO $3,999	3,580	3.1
$4,000 TO $4,999	4,394	3.9
$5,000 TO $5,999	5,205	4.6
$6,000 TO $6,999	5,113	4.5
$7,000 TO $7,999	6,361	5.6
$8,000 TO $8,999	7,048	6.2
$9,000 TO $9,999	6,797	6.0
$10,000 TO $11,999	14,386	12.6
$12,000 TO $14,999	18,257	16.0
$15,000 TO $24,999	27,268	23.9
$25,000 TO $49,999	7,534	6.6
$50,000 AND OVER	1,361	1.2
MEDIAN FAMILY INCOME (CURRENT DOLLARS)	11,635	
MEDIAN FAMILY INCOME (1979 DOLLARS)	22,456	

Source: Census of Population and Housing 1970 and 1980.

Inflation during the 1970's limits the analysis of the income data. For example a superficial review of the information would indicate that Monmouth County is better off in terms of income because more people are in higher income categories. That is not strictly true, since, wages, and salaries increased to attempt to keep pace with the cost of living.

Figure 6 is a collapsed version of Table 15. The income categories have been condensed to facilitate a comparison of the 1970 and 1980 census data.

From 1970 to 1980 the number of families in county grew by 15% from 114,097 families to 131,263 families. For the income categories below 15,000, there was a decrease in every category.

The 1969 median family income for Monmouth County has been calculated in 1979 dollars to aid comparison of the median family income in each decade. In 1979 dollars, the median family income in Monmouth County (1969) was $22,456, in 1979 it was $24,526, and increase of 9.2%. As a result the purchasing power of the average family increased from 1970 to 1980 beyond inflation by 9%.

The measures on income (per capita and median family) used in Table 16 are indicators of midpoints of the data. They are averages of a type to better evaluate the information. Per capita income is calculated by dividing the aggregate (total) income for all persons (15 years and over) by the total number in the group. It is indicative of income relative to population. Median family income, on the other hand, concerns only the income of families with a given geographic area. The median is not an average; it is the family income that falls exactly in the middle of all the family incomes in a given area if they were ranked. Median family income is very useful for marketing studies.

Median Family Income

The five most wealthy municipalities, based on median family income in 1979, were (from highest to lowest): Holmdel, Deal, Colts Neck, Rumson, and Little Silver (See Figure 7). All five towns are 40% to 70% higher than the county average. In 1969, the list of the top five municipalities contained four of the municipalities in the above list (although in different order). Interlaken had the highest median family income in 1969. From the 1970 census to the 1980 census, Interlaken dropped out completely and its position was taken by Holmdel.

Asbury Park City had the lowest median family income in 1969 and 1979. The other major urban center in the county, Long Branch, had the fourth lowest median family income in 1979 but was not in the bottom five in 1969. Shrewsbury Township and Bradley Beach were in the bottom five in both 1969 and 1979.

Although inflation limits the analysis on individual towns, we can examine the rankings of the municipalities and how their position has changed.

Per Capita Income

In 1969, the top five municipalities, based on per capita income, were (in their respective order) Rumson, Deal, Interlaken, Sea Girt, and Spring Lake. This changed slightly during the 1970's so that in 1979 the five municipalities were: Deal, Rumson, Holmdel, Monmouth Beach, and Interlaken. The inclusion of Monmouth Beach to the top five list is the only unexpected town. This is probably due to the higher incomes of the occupants of the newly constructed high rises.

Four of the five municipalities with the lowest per capita income stayed in the lowest five between 1969 and 1979. They were (in their 1979 order; lowest to highest): Keansburg, Asbury Park, Englishtown, Union Beach. Shrewsbury Township was the fourth lowest in 1979 and not in the 1969 list. The rank order was different between 1969 and 1979.

Per capita income (1980 census) is indicated on Figure 8 on the following page.

In terms of median family income Monmouth County was ranked sixth among the 21 New Jersey counties in 1969. Due to the inclusion of Hunterdon County on the list, Monmouth fell to number seven rank from 1969 to 1979. The top six counties in 1969 and the top seven counties in 1979 are shown with their respective median family income in the table below:

Table 16A
Median Family Income and Rank of Selected New Jersey Counties, 1969 and 1970

1969			1979		
Rank	County	Median Family Income ($)	Rank	County	Median Family Income ($)
1	Bergen	13,597	1	Morris	29,283
2	Somerset	13,433	2	Somerset	29,517
3	Morris	13,421	3	Bergen	27,517
4	Union	12,593	4	Hunterdon	26,618
5	Middlesex	11,982	5	Middlesex	25,603
6	Monmouth	11,635	6	Union	25,266
			7	Monmouth	24,526

Source: Census of Population and Housing 1970 and 1980

In the area of per capita income Monmouth ranked sixth in 1979 and sixth in 1969. The counties listed in Table 16A (above) also have top ranking with regard to per capita income with exception of Essex County which was ranked fifth in 1969.

Poverty

Another indicator of the economic condition or distress of county residents is the number of families/persons under the poverty level.

The poverty data presented in Table 16 are the percent of families below the poverty level in 1969 and 1979. Although data could have been presented on the number of persons under the poverty level, this family data is more consistent with the median family income.

In 1969, 5.9% of the families in Monmouth County were under the poverty level. In 1979, 6.0% of the families came under the same classification. There was, therefore, a negligible change between the 1970 and 1980 censuses. Municipalities with the five highest poverty rates in 1969 were: South Belmar Borough 17.9%, Asbury Park City 17.0%, Sea Bright Borough 15.0%, Bradley Beach 13.2%, and Keansburg Borough 12.0%.

In 1979, the five highest municipal family poverty rates were: Asbury Park City 24.0%, Long Branch City 16.5%, Shrewsbury Borough and Bradley Beach Borough 16.0%, and Keansburg Borough 11.7%. The most startling change between 1970 and 1980 is the increase in Asbury Park families that are below the poverty level. Another change is that in 1979 the two major urban centers of the county had the highest family poverty rates. It should also be noted that higher poverty rates are more prevalent in the older coastal areas.

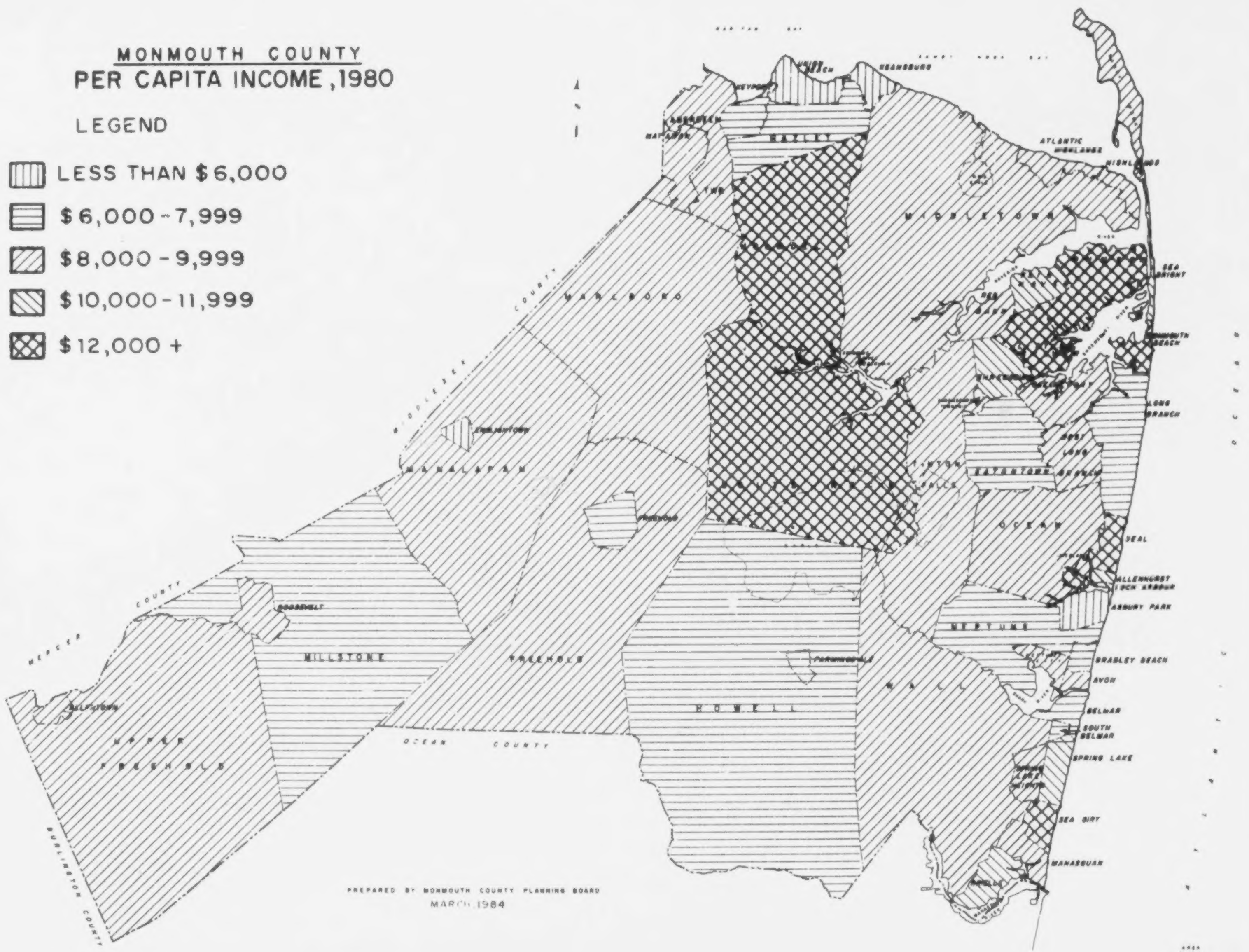
Municipalities with the five lowest family poverty rates in 1969 were: Loch Arbour less than 0.1%, Shrewsbury Borough 0.6%, Atlantic Highlands 0.7%, Monmouth Beach 0.8%, and Spring Lake Borough 1.7%. In 1979 the five lowest municipalities were: Shrewsbury Borough 0.8%, Roosevelt Borough 1.8%, Little Silver Borough 2.0%, Freehold Township 2.1% and Allenhurst Borough 2.2%.

In summary, the change in family poverty rates county-wide was minimal. There was an increase in distress, based on family poverty rates, in some communities such as Asbury Park, 17.0% to 24.0%; Bradley Beach, 13.2% to 16.0%, and Long Branch, 9.6% to 16.0%. There were also significant declines in poverty rates such as South Belmar Borough, 17.9% to 8.5%; Roosevelt Borough, 10.7% to 1.8%, and Sea Bright Borough, 15.0% to 7.2%.

Poverty rates (1980 census) of families are depicted in Figure 9.

Persons Below the Poverty Level

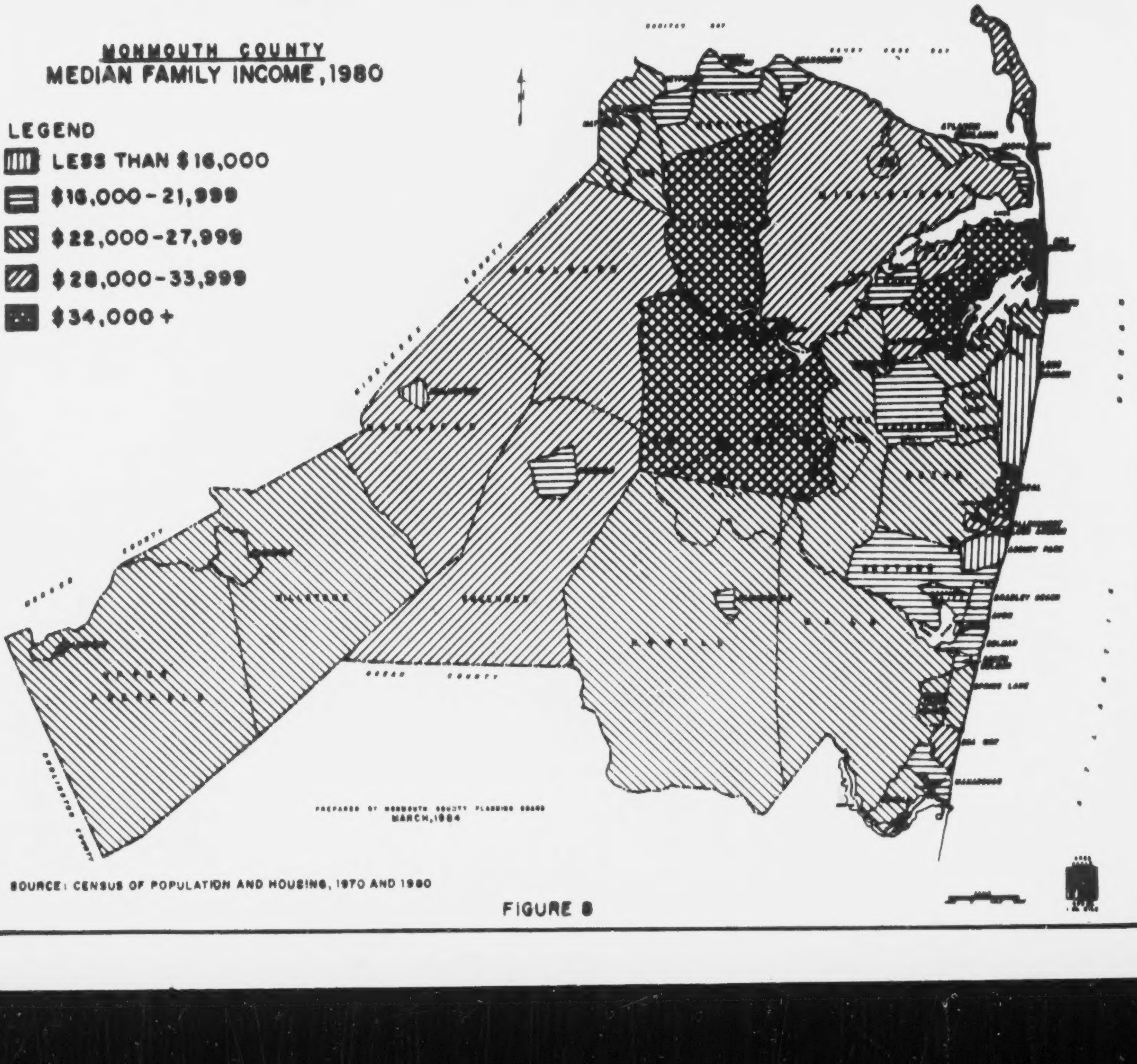
Data in Table 18 finish the examination of poverty informa-


MONMOUTH COUNTY
PER CAPITA INCOME, 1980
LEGEND
▥ LESS THAN $6,000
▤ $6,000-7,999
▨ $8,000-9,999
▧ $10,000-11,999
▩ $12,000 +
KEANSBURG
KEYPORT
HAZLET
MATAWAN
ABERDEEN
ATLANTIC HIGHLANDS
HIGHLANDS
MIDDLETOWN
SEA BRIGHT
MONMOUTH BEACH
RED BANK
LONG BRANCH
WEST LONG BRANCH
EATONTOWN
TINTON FALLS
OCEAN
DEAL
ALLENHURST
ASBURY PARK
NEPTUNE
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SPRING LAKE HEIGHTS
SEA GIRT
MANASQUAN
WALL
HOWELL
FARMINGDALE
FREEHOLD
MARLBORO
MANALAPAN
ENGLISHTOWN
MILLSTONE
ROOSEVELT
UPPER FREEHOLD
ALLENTOWN
MIDDLESEX COUNTY
MERCER COUNTY
BURLINGTON COUNTY
OCEAN COUNTY
PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 7

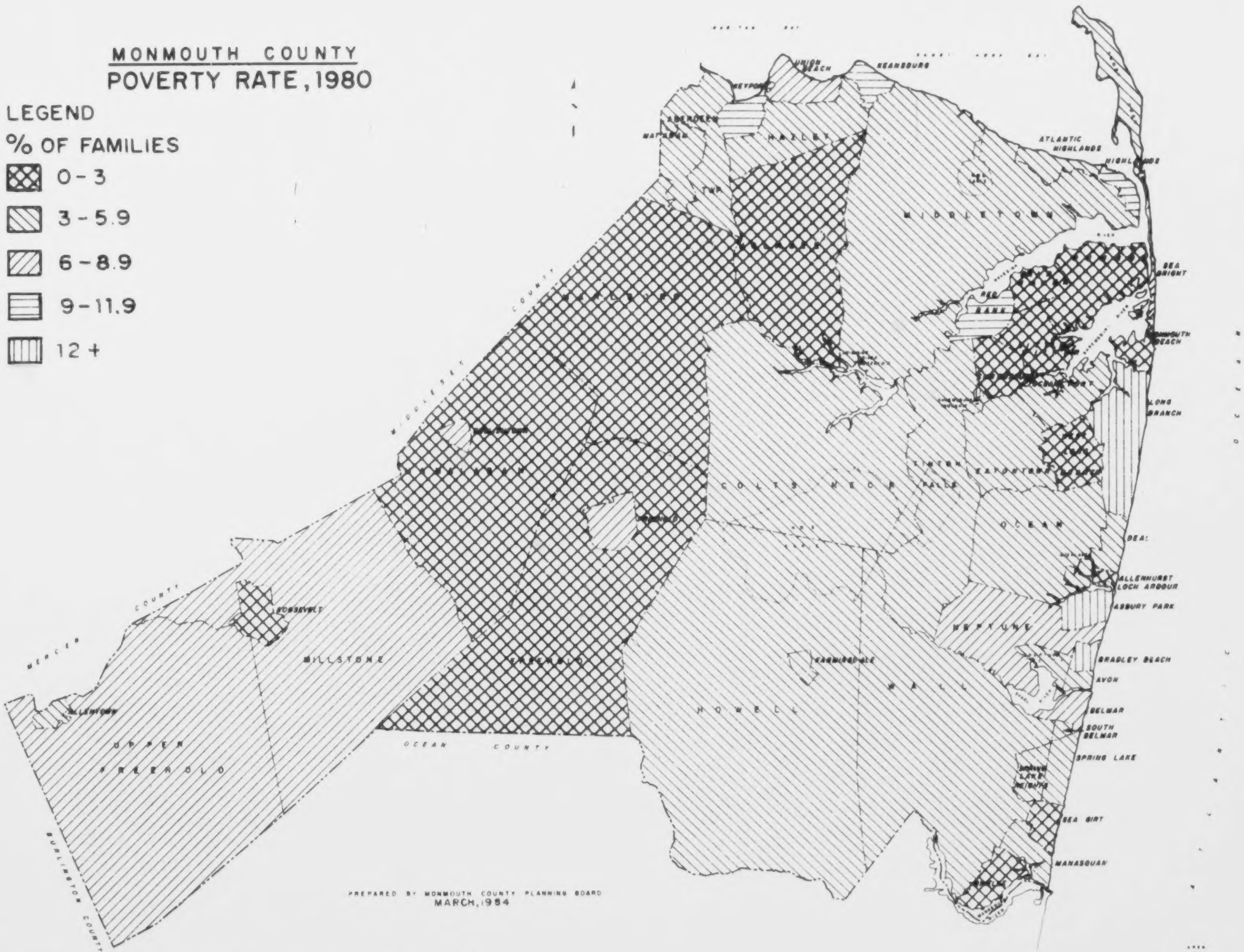
MONMOUTH COUNTY
MEDIAN FAMILY INCOME, 1980


LEGEND
▥ LESS THAN $16,000
▤ $16,000 - 21,999
▧ $22,000 - 27,999
▨ $28,000 - 33,999
▩ $34,000 +
ATLANTIC HIGHLANDS
ASBURY PARK
BRADLEY BEACH
AVON
BELMAR
SPRING LAKE
SEA GIRT
MANASQUAN
OCEAN COUNTY
BURLINGTON COUNTY

PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 8


MONMOUTH COUNTY
POVERTY RATE, 1980
LEGEND
% OF FAMILIES
▩ 0-3
▧ 3-5.9
▨ 6-8.9
▤ 9-11.9
▥ 12+
UNION BEACH
KEANSBURG
KEYPORT
ABERDEEN
MATAWAN
HAZLET
ATLANTIC HIGHLANDS
HIGHLANDS
MIDDLETOWN
RED BANK
SEA BRIGHT
MONMOUTH BEACH
LONG BRANCH
COLTS NECK
TINTON FALLS
EATONTOWN
OCEAN
DEAL
ALLENHURST
LOCH ARBOUR
ASBURY PARK
NEPTUNE
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SPRING LAKE HEIGHTS
SEA GIRT
MANASQUAN
WALL
HOWELL
FARMINGDALE
FREEHOLD
MILLSTONE
ROOSEVELT
UPPER FREEHOLD
ALLENTOWN
MIDDLESEX COUNTY
MERCER COUNTY
BURLINGTON COUNTY
OCEAN COUNTY

PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 9

Table 16.
Per Capita Income, Median Family Income, and Percent of Families Below the Poverty Level in 1969 and 1979
Monmouth County

	PER CAPITA INCOME			MEDIAN FAMILY INCOME			POVERTY RATE	
	1969	1979	%	1969	1979	%	% OF FAMILIES	
	(1979 Dollars)		CHANGE	(1979 Dollars)		CHANGE	1969	1979
MONMOUTH COUNTY	7,054	8,539	21.0	22,456	24,526	9.2	5.9	6.0
ABERDEEN TOWNSHIP	6,663	8,017	20.3	25,628	24,948	-2.7	3.7	4.2
ALLENHURST BOROUGH	7,943	10,649	34.1	23,330	29,219	25.2	2.1	2.2
ALLENTOWN BOROUGH	6,262	8,183	30.7	22,027	25,000	13.5	3.2	3.0
ASBURY PARK CITY	5,323	5,446	2.3	13,456	11,719	-12.9	17.0	24.0
ATLANTIC HIGHLANDS BOROUGH	7,752	8,259	6.5	22,622	22,286	-1.5	0.7	5.9
AVON-BY-THE-SEA BOROUGH	7,772	8,862	14.0	18,386	21,042	14.4	6.4	4.0
BELMAR BOROUGH	6,305	7,582	20.2	17,845	17,493	-2.0	9.2	6.8
BRADLEY BEACH BOROUGH	5,239	6,668	27.3	14,166	16,310	15.1	13.2	16.0
BRIELLE BOROUGH	9,699	10,818	11.5	27,493	27,917	1.5	4.2	2.8
COLTS NECK TOWNSHIP	9,674	12,155	25.6	34,006	39,832	17.1	3.2	3.1
DEAL BOROUGH	13,047	16,694	28.0	35,424	40,751	15.0	6.3	5.0
EATONTOWN BOROUGH	6,371	7,999	25.6	19,422	19,433	0.1	4.5	5.5
ENGLISHTOWN BOROUGH	4,964	5,747	15.8	18,078	14,868	-17.8	2.3	8.5
FAIR HAVEN BOROUGH	9,817	10,958	11.6	30,466	31,995	5.0	7.4	2.4
FARMINGDALE BOROUGH	6,273	7,615	21.4	20,989	20,571	-2.0	7.8	4.2
FREEHOLD BOROUGH	6,861	6,957	1.4	21,471	20,065	-6.5	7.4	7.8
FREEHOLD TOWNSHIP	7,399	8,841	19.5	26,840	30,187	12.5	3.3	2.1
HAZLET TOWNSHIP	5,766	7,542	30.8	24,022	27,018	12.5	3.5	3.1
HIGHLANDS BOROUGH	5,430	8,953	64.9	17,114	18,559	8.4	11.2	10.0
HOLMDEL TOWNSHIP	8,217	13,695	66.7	33,657	41,651	23.8	2.6	2.5
HOWELL TOWNSHIP	6,042	7,126	17.9	21,064	23,155	9.9	6.4	4.7
INTERLAKEN BOROUGH	12,947	13,171	1.7	38,452	33,088	-13.9	1.9	3.6
KEANSBURG BOROUGH	4,896	5,443	11.2	16,531	17,768	7.5	12.0	11.7
KEYPORT BOROUGH	6,378	6,770	6.2	19,447	19,509	0.3	6.0	10.1
LITTLE SILVER BOROUGH	10,812	12,313	13.9	34,171	35,077	2.7	3.1	2.0
LOCH ARBOUR VILLAGE	9,431	10,568	12.1	26,377	30,000	13.7	0.0	3.1
LONG BRANCH CITY	6,727	6,970	3.6	17,274	15,949	-7.7	9.6	16.5
MANALAPAN TOWNSHIP	6,568	8,969	36.6	28,044	30,018	7.0	3.7	2.7
MANASQUAN BOROUGH	7,427	8,225	10.7	21,495	20,645	-4.0	3.2	5.9
MARLBORO TOWNSHIP	6,818	9,388	37.7	28,342	32,749	15.5	2.7	2.8
MATAWAN BOROUGH	7,391	8,780	18.8	23,824	25,378	6.5	3.2	3.7
MIDDLETOWN TOWNSHIP	7,294	9,217	26.4	25,508	28,487	11.7	3.5	3.5
MILLSTONE TOWNSHIP	5,654	7,242	28.1	21,720	24,517	12.9	10.0	7.9
MONMOUTH BEACH BOROUGH	8,976	13,471	50.1	24,796	27,962	12.8	0.8	2.9
NEPTUNE TOWNSHIP	5,606	6,858	22.3	19,767	20,719	4.8	8.7	8.3
NEPTUNE CITY BOROUGH	6,405	8,136	27.0	18,532	20,125	8.6	4.4	3.8
OCEAN TOWNSHIP	8,515	9,597	12.7	26,267	26,422	0.6	3.0	3.9
OCEANPORT BOROUGH	6,917	8,549	23.6	24,276	25,577	5.4	3.8	4.9
RED BANK BOROUGH	7,295	8,344	14.4	19,261	20,005	3.9	10.3	9.1
ROOSEVELT BOROUGH	7,928	8,686	9.6	30,067	24,792	-17.5	10.7	1.8
RUMSON BOROUGH	13,288	15,424	16.1	36,065	36,170	0.3	4.9	2.3
SEA BRIGHT BOROUGH	7,772	11,840	52.3	18,473	22,772	23.3	15.0	7.2
SEA GIRT BOROUGH	12,007	12,887	7.3	31,279	32,551	4.1	4.7	2.6
SHREWSBURY BOROUGH	9,729	10,234	5.2	27,899	28,877	3.5	0.6	0.8
SHREWSBURY TOWNSHIP	5,380	5,852	8.8	15,969	14,464	-9.4	11.8	16.0
SOUTH BELMAR BOROUGH	6,128	6,826	11.4	16,936	17,283	2.1	17.9	8.5
SPRING LAKE BOROUGH	10,826	10,946	1.1	28,950	26,437	-8.7	1.7	3.3
SPRING LAKE HEIGHTS BOROUGH	6,578	9,534	44.9	20,092	23,197	15.5	3.6	4.4
TINTON FALLS BOROUGH	7,039	8,300	17.9	25,540	26,563	4.0	4.4	4.3
UNION BEACH BOROUGH	4,783	5,907	23.5	18,048	19,758	9.5	7.2	7.3
UPPER FREEHOLD TOWNSHIP	5,904	8,097	37.1	19,202	22,632	17.9	7.4	6.6
WALL TOWNSHIP	7,057	8,103	14.8	21,089	23,128	9.7	4.2	4.4
WEST LONG BRANCH BOROUGH	7,177	8,763	22.1	26,524	27,629	4.2	2.2	2.9

Source: Census of Population and Housing 1970 and 1980

Table 17.
Family Income in 1979 by Age of Householder
Monmouth County

	AGE OF HOUSEHOLDER							
FAMILY INCOME	15 TO 24 YEARS	25 TO 34 YEARS	35 TO 44 YEARS	45 TO 54 YEARS	55 TO 59 YEARS	60 TO 64 YEARS	65 YEARS AND OVER	ALL AGES
ALL INCOME LEVELS	4,351	26,492	31,071	27,267	12,546	10,238	19,298	131,263
LESS THAN $2,500	229	589	549	242	122	100	257	2,088
$2,500 TO $4,999	541	934	770	405	149	228	726	3,753
$5,000 TO $7,499	320	1,058	792	537	420	356	2,169	5,652
$7,500 TO $9,999	405	1,102	927	635	421	553	2,440	6,483
$10,000 TO $12,49	529	1,474	1,061	1,040	479	596	2,128	7,307
$12,500 TO $14,99	406	1,408	1,155	1,089	586	764	1,878	7,286
$15,000 TO $17,49	437	2,061	1,666	1,193	759	818	1,717	8,651
$17,500 TO $19,99	386	1,920	1,573	1,299	716	674	1,413	7,981
$20,000 TO $22,49	369	2,581	2,383	1,641	926	692	1,044	9,636
$22,500 TO $24,99	233	2,251	1,971	1,700	720	641	867	8,383
$25,000 TO $27,49	215	2,439	2,313	1,629	863	612	787	8,858
$27,500 TO $29,99	66	1,650	2,151	1,568	692	367	736	7,230
$30,000 TO $34,99	129	2,769	3,969	3,332	1,326	1,047	961	13,533
$35,000 TO $39,99	33	1,566	2,702	2,734	1,174	804	616	9,629
$40,000 TO $49,99	31	1,535	3,469	3,697	1,485	859	704	11,780
$50,000 TO $74,99	16	911	2,578	3,301	1,175	831	558	9,370
$75,000 OR MORE	6	244	1,042	1,225	533	296	297	3,643
MEDIAN	$13,433	$22,632	$27,936	$30,984	$27,905	$23,818	$15,074	$24,526

Source: Census of Population and Housing 1980

Table 18.
All Persons and Persons 65 Years Old and Over Below the 1969 and 1979 Poverty Levels
Monmouth County

ALL PERSONS BELOW POVERTY LEVEL:

	NUMBER	RATE
1969	34,436	7.7
1979	37,281	7.5

PERSONS 65 YEARS & OVER BELOW POVERTY LEVEL:

	NUMBER	RATE
1969	8,396	19.8
1979	5,208	9.4

Source: Census of Population and Housing 1970 and 1980

tion. As indicated the number of persons below the poverty level rose slightly from 34,436 persons in 1969 to 37,281 persons in 1979. This is an increase of 2,845 persons (an 8.3% increase) but a smaller portion of the total county population, a decline from 7.7% to 7.5%.

In terms of the elderly there was a decrease in the number under the poverty level, from 8,396 persons in 1969 to 5,208 persons in 1979. This indicates that the elderly are in better financial shape since as a group senior citizens grew by one-third between 1970 and 1980. The change between 1970 and 1980 in elderly poverty is that only one out of ten citizens over 65 is under the poverty level in 1980 versus one out of five in 1970.

Family Income by Age of Householder

In previous tables family income was examined by income bracket (Table 15) and median family income by municipality (Table 16). In Table 17 family income in 1979 by age of householder will be discussed. A householder, as noted earlier, is defined as similar to the head of household concept.

Income data by age is important because it helps isolate important economic information. For example, income data can be segregated for elderly persons or for the baby-boom generation. It also has utility for market studies.

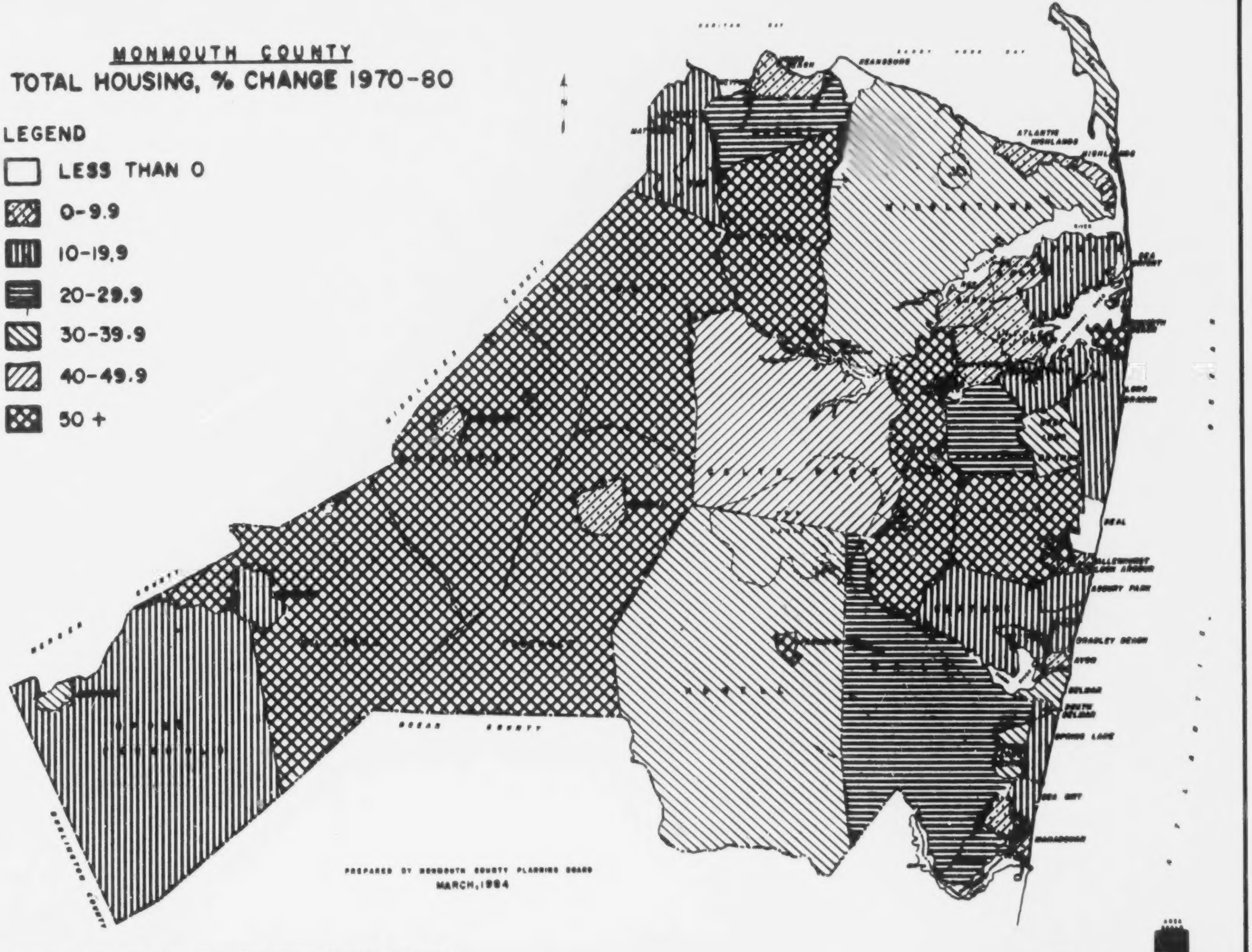
In Table 17 we see that the age group 35 to 44 years is the largest one in number, followed by the 45-54 age and group and the 25-34 age group. The group with the largest median income was the 45-54 years. In Monmouth County householders in that age group are at their peak earning years.

The smallest number of householders earned less than $2,500 and the largest group earned between $30,000 to $34,999.

HOUSING CHARACTERISTICS

Over the 10-year period 1970-1980, more than 35,000 units or an increase of 23.5% were added to Monmouth County's total housing inventory. The amount of year-round units increased by a similar rate, 26.2%. Also, the overall county-wide vacancy rate increased by 0.6%, or 5.1% to 5.7%. The increases in total housing as well as year-round housing at rates greater than population growth are best explained by the increase in households which create a demand for housing. See Table 19.

With disaggregation of countywide figures, several trends appear. First, fully one-third of the county-wide increase in housing supply can be attributed to nine municipalities (Farmingdale, Freehold Township, Holmdel, Manalapan, Marlboro, Millstone, Monmouth Beach, Ocean, and Tinton Falls). While the majority of these municipalities are located in the growing, western area of the county, some are located in areas served by major transporta-


MONMOUTH COUNTY
TOTAL HOUSING, % CHANGE 1970-80
LEGEND
▢ LESS THAN 0
▨ 0-9.9
▥ 10-19.9
▤ 20-29.9
▧ 30-39.9
▨ 40-49.9
▩ 50 +
RARITAN BAY
SANDY HOOK BAY
KEANSBURG
ATLANTIC HIGHLANDS
HIGHLANDS
MIDDLETOWN
SEA BRIGHT
LONG BRANCH
DEAL
ALLENHURST
ASBURY PARK
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SEA GIRT
MANASQUAN
MIDDLESEX COUNTY
OCEAN COUNTY
BURLINGTON COUNTY
MERCER
PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

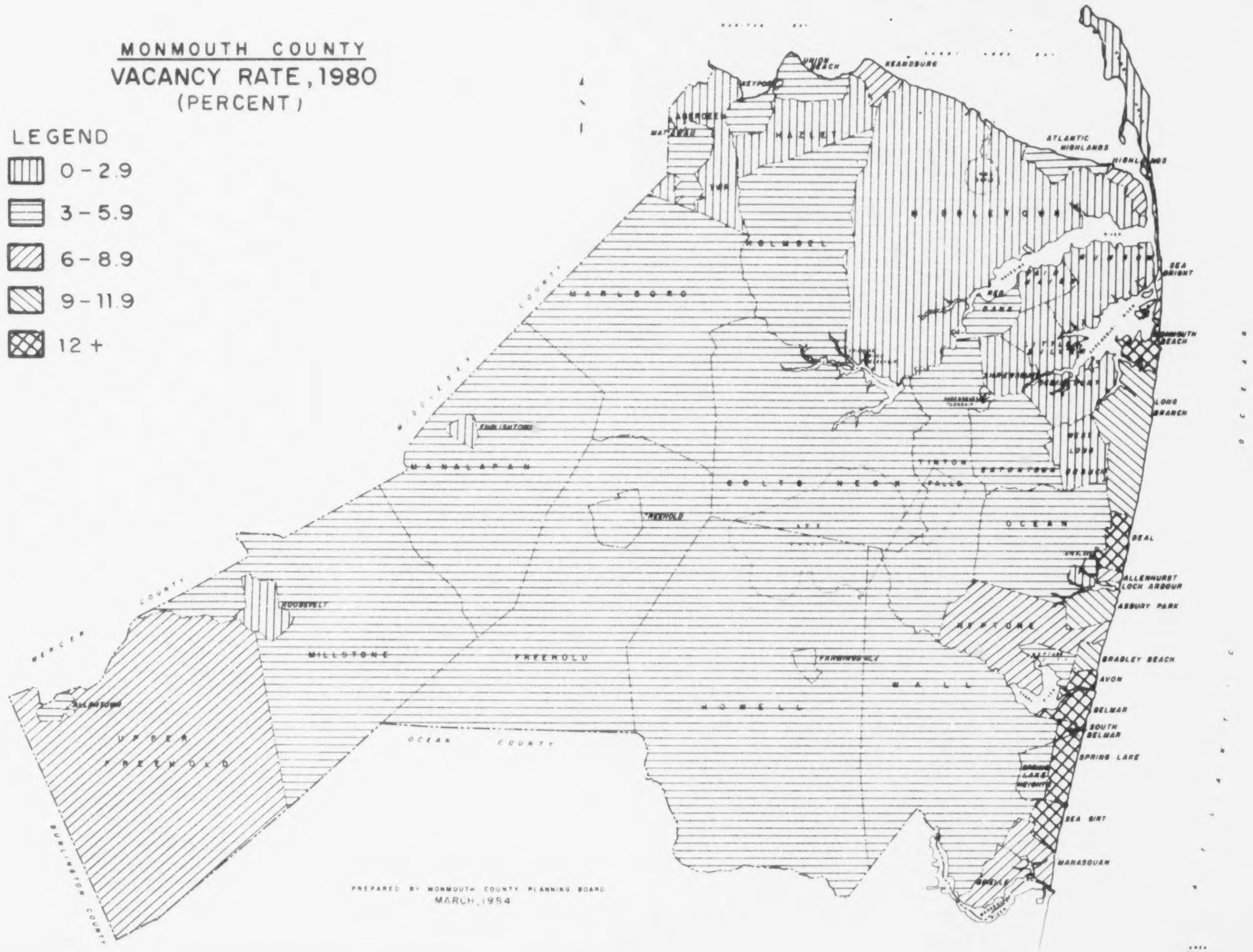
SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980.

FIGURE 10

Table 19.
Total and Year Round Housing Units and Vacancy Rates: 1970 and 1980
Monmouth County

	TOTAL HOUSING UNITS			YEAR ROUND HOUSING UNITS		VACANCY RATE YEAR ROUND UNITS	
	1970	1980	% CHANGE	1970	1980	1970	1980
MONMOUTH COUNTY	150,469	185,770	23.5	143,021	180,428	5.1	5.7
ABERDEEN TOWNSHIP	4,672	5,423	16.1	4,659	5,417	2.5	2.3
ALLENHURST BOROUGH	402	413	2.7	383	360	19.3	8.9
ALLENTOWN BOROUGH	500	687	37.4	500	687	2.4	3.6
ASBURY PARK CITY	7,091	8,166	15.2	7,023	8,102	6.4	11.0
ATLANTIC HIGHLANDS BOROUGH	1,722	1,861	8.1	1,718	1,853	3.7	4.2
AVON-BY-THE-SEA BOROUGH	1,266	1,367	8.0	944	1,222	12.4	17.8
BELMAR BOROUGH	3,177	4,155	30.8	2,238	3,676	8.2	17.9
BRADLEY BEACH BOROUGH	2,639	3,003	13.8	1,929	2,284	18.1	11.9
BRIELLE BOROUGH	1,364	1,696	24.3	1,331	1,599	11.0	6.9
COLTS NECK TOWNSHIP	1,550	2,224	43.5	1,543	2,220	2.7	3.1
DEAL BOROUGH	952	933	-2.0	767	767	1.7	15.3
EATONTOWN BOROUGH	4,036	5,132	27.2	4,036	5,130	4.1	3.3
ENGLISHTOWN BOROUGH	332	348	4.8	332	348	0.3	2.6
FAIR HAVEN BOROUGH	1,836	1,935	5.4	1,833	1,930	2.7	1.8
FARMINGDALE BOROUGH	346	545	57.5	346	544	2.9	4.2
FREEHOLD BOROUGH	3,465	3,735	7.8	3,461	3,732	4.2	4.3
FREEHOLD TOWNSHIP	3,588	5,873	63.7	3,559	5,847	4.3	4.8
HAZLET TOWNSHIP	5,500	6,717	22.1	5,488	6,708	0.9	1.7
HIGHLANDS BOROUGH	1,764	2,599	47.3	1,556	2,366	13.7	6.3
HOLMDEL TOWNSHIP	1,525	2,305	51.1	1,525	2,300	2.8	3.1
HOWELL TOWNSHIP	6,243	8,315	33.2	6,140	8,264	4.5	5.3
INTERLAKEN BOROUGH	383	399	4.2	369	396	4.1	1.8
KEANSBURG BOROUGH	3,904	3,898	-0.2	3,102	3,723	6.3	7.8
KEYPORT BOROUGH	2,438	3,065	25.7	2,434	3,060	2.5	3.4
LITTLE SILVER BOROUGH	1,790	1,879	5.0	1,786	1,869	2.0	1.6
LOCH ARBOUR VILLAGE	160	167	4.4	131	141	9.2	11.3
LONG BRANCH CITY	11,963	13,171	10.1	11,561	12,906	6.4	9.6
MANALAPAN TOWNSHIP	3,397	5,874	72.9	3,392	5,864	2.4	4.9
MANASQUAN BOROUGH	2,882	3,120	8.3	1,950	2,281	10.0	7.1
MARLBORO TOWNSHIP	3,030	4,791	58.1	3,018	4,786	2.3	5.1
MATAWAN BOROUGH	2,884	3,233	12.1	2,882	3,232	3.1	4.5
MIDDLETOWN TOWNSHIP	14,991	19,621	30.9	14,822	19,400	4.4	2.9
MILLSTONE TOWNSHIP	746	1,215	62.9	741	1,190	6.2	3.7
MONMOUTH BEACH BOROUGH	849	1,609	89.5	735	1,557	6.8	14.2
NEPTUNE TOWNSHIP	9,753	11,074	13.5	8,983	10,577	3.7	5.2
NEPTUNE CITY BOROUGH	2,005	2,291	14.3	1,992	2,281	7.1	3.4
OCEAN TOWNSHIP	5,875	8,914	51.7	5,827	8,867	3.0	4.7
OCEANPORT BOROUGH	1,551	1,832	18.1	1,512	1,814	4.0	2.5
RED BANK BOROUGH	5,157	5,225	1.3	5,156	5,217	5.0	5.9
ROOSEVELT BOROUGH	258	288	11.6	258	286	3.5	1.4
RUMSON BOROUGH	2,336	2,599	11.3	2,247	2,575	4.3	2.8
SEA BRIGHT BOROUGH	798	1,136	42.4	674	1,009	17.7	6.7
SEA GIRT BOROUGH	1,081	1,254	16.0	927	1,178	15.3	17.1
SHREWSBURY BOROUGH	990	1,007	1.7	989	1,007	1.9	1.2
SHREWSBURY TOWNSHIP	419	422	0.7	419	422	1.4	5.2
SOUTH BELMAR BOROUGH	899	1,005	11.8	583	757	7.0	13.6
SPRING LAKE BOROUGH	1,669	1,906	14.2	1,319	1,704	11.0	13.4
SPRING LAKE HEIGHTS BOROUGH	1,956	2,648	35.4	1,878	2,446	16.1	4.3
TINTON FALLS BOROUGH	2,019	2,412	19.5	2,015	2,412	3.1	4.0
UNION BEACH BOROUGH	1,989	2,078	4.5	1,902	2,044	5.9	3.8
UPPER FREEHOLD TOWNSHIP	813	960	18.1	794	957	7.2	6.8
WALL TOWNSHIP	5,696	6,951	22.0	5,522	6,822	5.1	4.2
WEST LONG BRANCH BOROUGH	1,755	2,294	30.7	1,753	2,292	1.1	2.2

Source: Census of Population and Housing 1970 and 1980



MONMOUTH COUNTY
VACANCY RATE, 1980
(PERCENT)

LEGEND
- ▥ 0 – 2.9
- ▤ 3 – 5.9
- ▨ 6 – 8.9
- ▧ 9 – 11.9
- ▦ 12 +

RARITAN BAY
SANDY HOOK BAY
UNION BEACH
KEANSBURG
KEYPORT
ABERDEEN
MATAWAN
HAZLET
ATLANTIC HIGHLANDS
HIGHLANDS
MIDDLETOWN
HOLMDEL
MARLBORO
RUMSON
FAIR HAVEN
RED BANK
SEA BRIGHT
MONMOUTH BEACH
SHREWSBURY
LITTLE SILVER
OCEANPORT
LONG BRANCH
WEST LONG BRANCH
EATONTOWN
TINTON FALLS
COLTS NECK
OCEAN
DEAL
ALLENHURST
LOCH ARBOUR
ASBURY PARK
NEPTUNE
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SPRING LAKE HEIGHTS
SEA GIRT
MANASQUAN
WALL
HOWELL
FARMINGDALE
FREEHOLD
ENGLISHTOWN
MANALAPAN
MILLSTONE
ROOSEVELT
ALLENTOWN
UPPER FREEHOLD
MIDDLESEX COUNTY
MERCER COUNTY
BURLINGTON COUNTY
OCEAN COUNTY
ATLANTIC OCEAN
SCALE
AREA SCALE

PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 11

tion arteries (i.e. Garden State Parkway, Route 9), or are along the shore area. Second, older, largely urban areas experienced smaller growth or absolute declines in housing supply. The following municipalities experienced slow growth or absolute declines: Allenhurst, Deal, Keansburg, Red Bank, Shrewsbury Borough, and Shrewsbury Township.

Five of the above mentioned municipalities (Farmingdale, Freehold Township, Manalapan, Marlboro, and Millstone) lie in the western area of the county. All of these five municipalities experienced fairly substantial rates of increase in housing supply, ranging from 57.5% in Farmingdale to 72.9% in Manalapan. These growth rates can be partly explained by land availability (% of total land in the municipality that is accessible and vacant) and by population change relative to the county-wide rate of increase (8.9%). These municipalities had large increases in population, ranging from 17.4% in Farmingdale to 54.9% in Millstone. Also, Monmouth County Planning Board surveys (1974) reveal that the five municipalities have a large percentage of vacant land ranging from 9.7% (Freehold Township) to 19.3% (Marlboro). This contrasts with other, more developed areas of the county such as Red Bank 5.6% and Belmar 1.9%. Additionally, census data reveal that these areas had, relative to other municipalities in the county, large increases in number of households. The increases range from 54.1% in Marlboro, to 68.5% in Manalapan. All five municipalities realized an expansion over the 1970 to 1980 period of vacancy rates of from 0.5% in Freehold Township, to 7.4% in Millstone. This suggests that, even though there is sufficient demand because of population and household increases, supply outstriped demand. Finally, census migratory data indicates a fairly significant influx of non-county residents into the western area of the county. The number of persons in 1980 who lived in a different residence five years previously was higher than the county-wide figure in two of the five municipalities. Specifically, county-wide the figure was 19.9% while Farmingdale and Millstone had 20.3% and 34.8%, respectively. The other three municipalities were relatively close to the county-wide figure. In summary then, the five municipalities experienced large population increases, including migration and household growth, as well as simple growth in numbers of persons. Also, the five municipalities have accessible (in terms of transportation primarily) and available land for development.

The remainder of the nine municipalities that constitute the bulk of the county's increase in housing supply are at or near the shore area. They include: Belmar, Holmdel, Monmouth Beach, Ocean, and Tinton Falls. The shore communities are reflective of different trends and patterns. Except for Monmouth Beach, the shore communities had relatively modest increases in population (Monmouth Beach, 62.5%; Ocean 25.5%; Belmar 14.1%). Other shore communities, such as Sea Bright, Sea Girt, West Long Branch had variable rates of population. Sea Bright experienced growth with a population rate of 35.3% and a housing unit increase of 42.4%. Sea Girt and West Long Branch had similar patterns though at lesser rates of increase. Monmouth Beach experienced an increase in population (62.5%), increase in number of households (95.0%), and a decrease in household size (2.98 to 2.47 persons per household). Ocean and Belmar had similar patterns, though again, at lower rates. In summary, while Belmar, Ocean and particularly Monmouth Beach contributed a large percentage of housing unit growth county-wide, other shore communities had similar rates of increase. All the communities mentioned above, at varying rates, experienced increases in population and decreases in household size, i.e., more multi-family units.

Finally, most of the shore communities had negligible increases in vacancy rates, suggesting demand is "keeping up" with supply. Monmouth Beach and Belmar had large increases in vacancy levels, though for different reasons. This suggests new units were constructed at a faster rate than they could be occupied. In Belmar's case, the seasonal nature of its housing market is operative. During the same 10-year period, it added almost 1,000 housing units to its inventory.

Over the 10-year period 1970-1980, Holmdel and Tinton Falls' unit production increased at substantial rates (51.1% and 57.3% respectively). While the number of households increased, household size remained relatively high. Specifically, household size for both municipalities was higher than the county-wide figure, suggesting continued growth in traditional, single-family development. County-wide (1980) 2.9: Holmdel (1980), 3.75; Tinton Falls, 3.29. This is in contrast to the housing unit growth in the shore area, which was essentially multi-family type development. Both municipalities are located near major transportation arteries (i.e. principally along the Garden State Parkway) and have had increased demand for housing. Holmdel had overall population growth (38.1%), while Tinton Falls experienced population growth for persons over 65 years. Tinton Falls had an increase in its 65 years and over population from 5.3% to 7.4% of the total amount and its median age from 25.4 to 31.1 years. Thus, while both communities continued traditional, single-family unit growth, Tinton Falls experienced an aging of its population.

It should be noted that, in examining vacancy rate data, care should be taken not to misconstrue changes in vacancy rates as enduring alterations in the housing stock. Housing is subject to very fluctuating forces on both the demand and supply sides. Vacancy rates can change due to new units flooding the market or a drop in sales as the result of high interest rates. Vacancy levels are also subject to the misclassification of seasonal units in shore areas as vacant year-round housing units.

Essentially, municipalities with modest increases and small declines in housing supply are located in older, developed areas of the county. Allenhurst, Red Bank, Shrewsbury Borough and Shrewsbury Township all had increases of less than 3% over the 10-year period, 1970-1980. Deal and Keansburg experienced absolute declines in numbers of housing units. Keansburg had an increase in numbers of households and a decrease in household size suggesting a "partitioning" of a shrinking inventory. This tight housing market is made worse by the fact that its overall population increased at a rate of 9.2% over the period. Also, its population has aged slightly--median age and persons 65 years and older have increased their share of Keansburg's population (median age, 26.9 to 28.6; persons 65 years and older, 19.8% to 11.8%). Similarly, Deal lost population, did not gain units over the 1970 to 1980 period, and experienced a decrease in the number of households. Also, the number of persons aged over 65 years increased during the period, from 13.6% to 15.3%.

The percent change in total housing from 1970 to 1980 and vacancy rates (1980) are displayed on maps in Figures 10 & 11 on the following pages.

Median Value of Owner-Occupied Housing Units

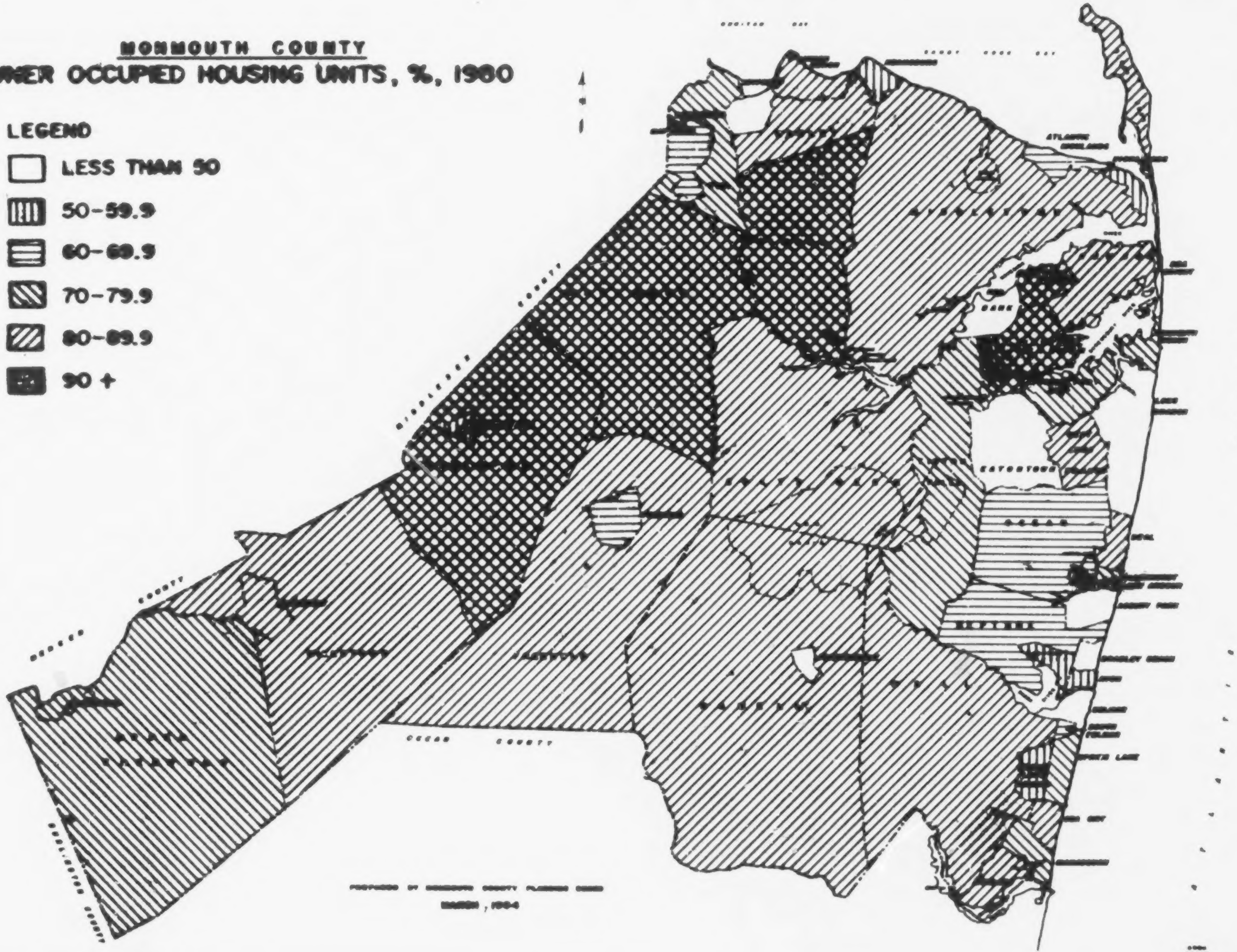
During the 10-year period 1970-1980, Monmouth County experienced large increases in median value of owner-occupied units (includes condominiums, townhouses as well as traditional, single-family detached structures). County-wide, an increase of 183% occurred over the period while individual municipalities had similar rates of increase, ranging from a low of 126.9% (Aberdeen) to a high of 309.7% (Sea Bright).

In three of the municipalities--all in the shore area--much of the large increases in median value can be accounted for by condominium construction and/or conversion. Specifically, in Monmouth Beach, Sea Bright, and Spring Lake Heights condominium units constitute 64.6%, 76.3%, and 37.3% respectively, of total owner-occupied units in each municipality. Demographic characteristics, such as decreasing household size and population growth, partially explain growth in demand which, in turn explains increases in median value. In other words, large increases in demand "pushed-up" median value of owner-occupied units. For the above mentioned three communities, much of the owner-occupied market are condominium units. Finally, some of the increases in demand and in turn median value, can be explained by migration into the communities. Monmouth Beach and Sea Bright respectively had 24.7% and 27.0% of their population residing in areas outside of Monmouth County in 1975. The same county-wide figure is 19.9%.

Three communities in western Monmouth County experienced large increases in median value of owner-occupied units. They include: Allentown (255.8%), Millstone (299.2%), and Upper Freehold (246.1%). This area of Monmouth County can fairly be characterized as one of rural development. All three municipalities had a substantial increase in population during the period, 1970-1980. While each community had growth in numbers of households, each community still had "persons per household" figures higher than the county-wide figure and significantly higher than the shore areas. Also, the "demand-push" on median values can be explained by an influx of persons from outside the county. Two of three municipalities had 32.8% (Allentown) and 34.8% (Millstone) of their current residents living outside of Monmouth County five

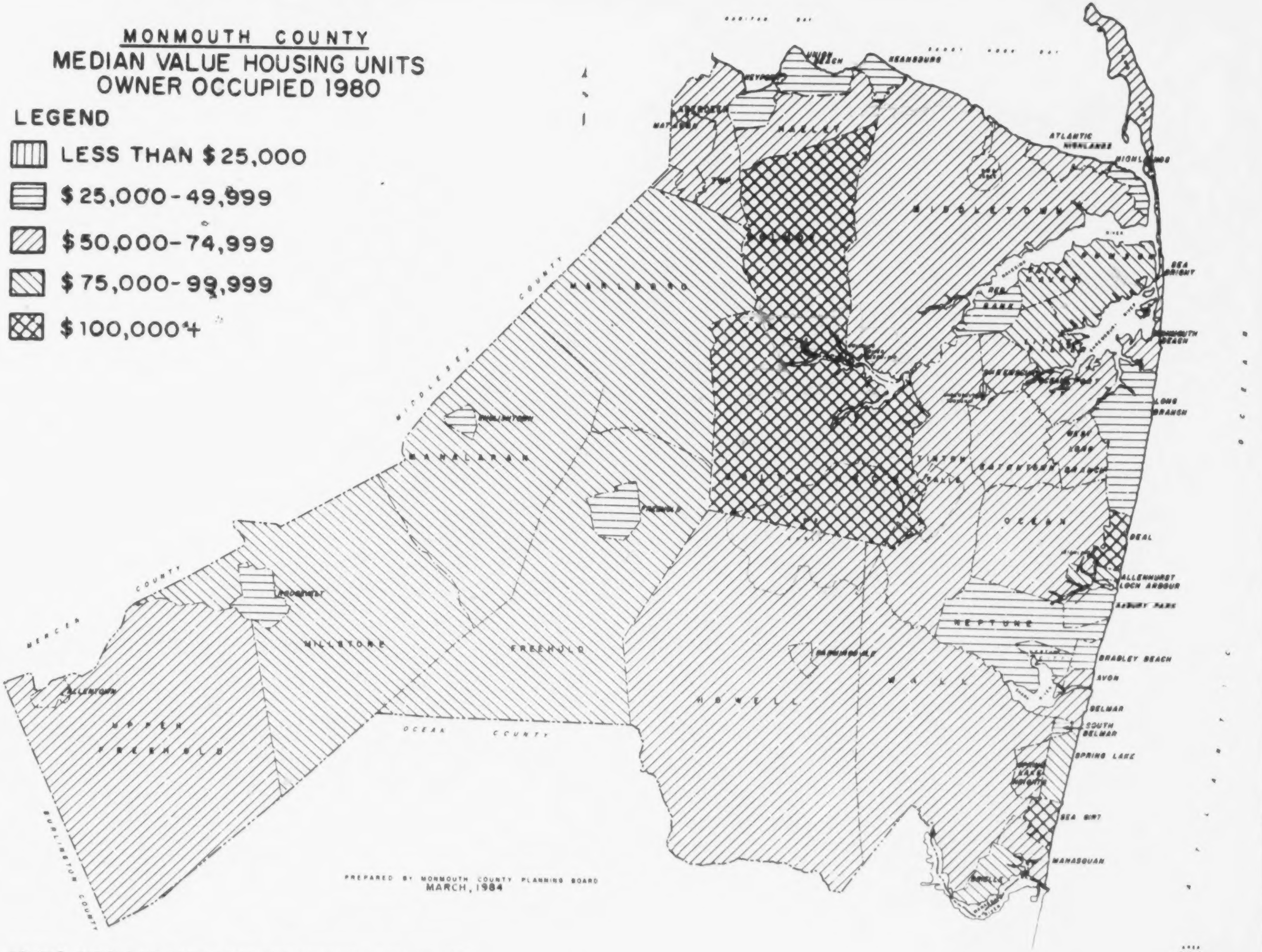
MONMOUTH COUNTY

OWNER OCCUPIED HOUSING UNITS, %, 1980


LEGEND
☐ LESS THAN 50
▥ 50-59.9
▤ 60-69.9
▧ 70-79.9
▨ 80-89.9
■ 90 +
OCEAN COUNTY
PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 12


MONMOUTH COUNTY
MEDIAN VALUE HOUSING UNITS
OWNER OCCUPIED 1980
LEGEND
LESS THAN $25,000
$25,000-49,999
$50,000-74,999
$75,000-99,999
$100,000+
RARITAN BAY
SANDY HOOK BAY
MIDDLESEX COUNTY
MERCER COUNTY
BURLINGTON COUNTY
OCEAN COUNTY
OCEAN
ATLANTIC HIGHLANDS
HIGHLANDS
SEA BRIGHT
MONMOUTH BEACH
LONG BRANCH
DEAL
ALLENHURST
LOCH ARBOUR
ASBURY PARK
BRADLEY BEACH
AVON
BELMAR
SOUTH BELMAR
SPRING LAKE
SEA GIRT
MANASQUAN
KEANSBURG
KEYPORT
MATAWAN
HAZLET
MIDDLETOWN
RED BANK
MARLBORO
ENGLISHTOWN
MANALAPAN
FREEHOLD
ROOSEVELT
MILLSTONE
ALLENTOWN
UPPER FREEHOLD
HOWELL
WALL
NEPTUNE
OCEAN
TINTON FALLS
EATONTOWN
FARMINGDALE
WEST LONG BRANCH

PREPARED BY MONMOUTH COUNTY PLANNING BOARD
MARCH, 1984

SOURCE: CENSUS OF POPULATION AND HOUSING, 1970 AND 1980

FIGURE 13

Table 20.
Number and Median Value of Owner Occupied Housing Units: 1970 and 1980 Monmouth County

	OWNER OCCUPIED HOUSING UNITS						
	NUMBER OF UNITS		% OF YEAR ROUND UNITS		MEDIAN VALUE OF OWNER UNITS ($)		% CHANGE IN VALUE
	1970	1980	1970	1980	1970	1980	
MONMOUTH COUNTY	94,680	117,885	66.2	65.3	23,148	65,500	183.0
ABERDEEN TOWNSHIP	3,749	3,989	80.5	73.6	26,617	60,400	126.9
ALLENHURST BOROUGH	213	240	55.6	66.7	35,984	91,300	153.7
ALLENTOWN BOROUGH	383	482	76.6	70.2	17,190	56,000	225.8
ASBURY PARK CITY	1,656	1,549	23.6	19.1	16,134	32,300	100.2
ATLANTIC HIGHLANDS BOROUGH	1,082	1,165	63.0	64.0	20,910	61,300	193.2
AVON-BY-THE-SEA BOROUGH	479	532	50.7	43.5	27,710	72,500	161.6
BELMAR BOROUGH	1,142	1,276	51.0	34.7	19,439	50,500	159.8
BRADLEY BEACH BOROUGH	716	851	37.1	37.3	17,048	41,900	145.8
BRIELLE BOROUGH	972	1,193	73.0	74.6	29,668	76,900	159.2
COLTS NECK TOWNSHIP	1,289	1,899	83.5	85.5	50,000	129,100	158.2
DEAL BOROUGH	553	535	72.1	69.8	46,932	160,500	242.0
EATONTOWN BOROUGH	1,565	1,873	38.8	36.5	22,919	66,900	191.9
ENGLISHTOWN BOROUGH	212	195	63.9	56.0	14,449	44,900	210.8
FAIR HAVEN BOROUGH	1,622	1,751	88.5	90.7	28,686	75,400	162.9
FARMINGDALE BOROUGH	236	254	68.2	46.7	17,235	51,400	198.2
FREEHOLD BOROUGH	2,024	2,162	58.5	57.9	19,229	49,800	159.0
FREEHOLD TOWNSHIP	2,893	4,562	81.3	78.0	33,857	86,500	155.5
HAZLET TOWNSHIP	5,131	5,879	93.5	87.6	23,049	62,600	171.6
HIGHLANDS BOROUGH	842	1,236	54.1	52.2	14,015	38,000	171.1
HOLMDEL TOWNSHIP	1,373	2,100	90.0	91.3	38,326	125,500	227.5
HOWELL TOWNSHIP	4,901	6,740	79.8	81.6	20,542	57,800	181.4
INTERLAKEN BOROUGH	341	362	92.4	91.4	34,811	87,700	151.9
KEANSBURG BOROUGH	1,729	2,000	55.7	53.7	14,635	36,200	147.4
KEYPORT BOROUGH	1,360	1,414	55.9	46.2	17,258	45,600	164.2
LITTLE SILVER BOROUGH	1,645	1,767	92.1	94.5	32,462	81,900	152.3
LOCH ARBOUR VILLAGE	82	102	62.6	72.3	27,778	83,500	200.6
LONG BRANCH CITY	4,303	4,759	37.2	36.9	18,189	46,000	152.9
MANALAPAN TOWNSHIP	3,030	5,228	89.3	89.2	32,945	84,700	157.1
MANASQUAN BOROUGH	1,336	1,541	68.5	67.6	21,568	61,400	184.7
MARLBORO TOWNSHIP	2,686	4,213	89.0	88.0	36,262	96,400	165.8
MATAWAN BOROUGH	1,628	1,861	56.5	57.6	24,590	66,000	168.4
MIDDLETOWN TOWNSHIP	12,678	16,702	85.5	86.1	24,637	69,900	183.7
MILLSTONE TOWNSHIP	509	961	68.7	80.8	20,326	81,100	299.0
MONMOUTH BEACH BOROUGH	386	945	52.5	60.7	23,986	74,100	208.9
NEPTUNE TOWNSHIP	6,023	6,735	67.0	63.7	18,790	46,400	146.9
NEPTUNE CITY BOROUGH	1,092	1,219	54.8	53.4	16,964	43,600	157.0
OCEAN TOWNSHIP	4,253	5,330	73.0	60.1	25,033	71,000	183.6
OCEANPORT BOROUGH	1,125	1,399	74.4	77.1	24,902	70,400	182.7
RED BANK BOROUGH	2,029	2,080	39.4	39.9	18,755	47,300	152.2
ROOSEVELT BOROUGH	222	250	86.0	87.4	19,041	49,200	158.4
RUMSON BOROUGH	1,864	2,159	83.0	83.8	42,234	99,900	136.5
SEA BRIGHT BOROUGH	244	380	36.2	37.7	14,302	58,600	309.7
SEA GIRT BOROUGH	694	834	74.9	70.8	43,822	112,700	157.2
SHREWSBURY BOROUGH	897	926	90.7	92.0	26,920	71,300	164.9
SHREWSBURY TOWNSHIP	225	223	53.7	52.8		18,400	
SOUTH BELMAR BOROUGH	379	412	65.0	54.4	15,259	37,000	142.5
SPRING LAKE BOROUGH	957	1,158	72.6	68.0	40,495	97,000	139.5
SPRING LAKE HEIGHTS BOROUGH	957	1,352	51.0	55.3	19,398	58,800	203.1
TINTON FALLS BOROUGH	983	1,652	64.2	68.5	24,385	67,200	175.6
UNION BEACH BOROUGH	1,449	1,635	76.2	80.0	14,269	39,100	174.0
UPPER FREEHOLD TOWNSHIP	503	680	63.4	71.1	18,233	63,100	246.1
WALL TOWNSHIP	4,182	5,279	75.7	77.4	20,964	61,400	192.9
WEST LONG BRANCH BOROUGH	1,511	1,844	86.2	80.5	25,090	71,100	183.4

Source: Census of Population and Housing 1970 and 1980

years previously. These rates are higher than the county-wide rate of 19.9%.

In summary, Monmouth County experienced "demand-push" increases in median value. Population growth, migratory influx, as well as income contributed to large increases, though the phenomena actually varied by area, i.e. western Monmouth and the shore area.

Owner-occupied units, as a percent of year-round units, in 1980 are indicated by municipality on a map in Figure 12. Median value of owner-occupied units in 1980 are also shown in Figure 13.

Median Rent of Renter-Occupied Housing Units

Monmouth County increased its inventory of renter-occupied housing by 11,200 units over the period 1970-1980. This constitutes an increase of 27.3%, which is slightly more than the increase for owner-occupied units during the same period (24.5%). Renter-occupied housing refers only to the tenure (owner or renter) and not whether it is single or multi-family. In terms of vacancies, Monmouth County's rental market can be characterized as "tight" with a vacancy rate of 2.7%. While the number of rental units grew, median contract rent in Monmouth County grew at an even faster rate, 100.2%. The combination of rapidly rising rents and modestly rising inventory suggests that there is "pent-up" rental demand. An explanation of this phenomena may be that rental housing costs generally have increased and thus have slowed the production of rental units.*

Several communities in Monmouth County actually lost rental units. The following are representative of this sub-group: Little Silver, Union Beach, and Upper Freehold. Of these three communities, Little Silver and Union Beach had low vacancy rates, 2.7% and 1.2% respectively. At the same time, the communities experienced large increases in median contract rent: 127.0%, 146.1% and 133.7% for Little Silver, Union Beach, and Upper Freehold, respectively. Thus, decreasing supply of rental units led to rapid increases in median contract rent. It is important to note however, that Little Silver and Union Beach lost population during the period 1970-1980. Upper Freehold experienced population growth which implies that its rent increases were "demand-pushed." Conversely, Little Silver and Union Beach experienced rent increases in spite of declining demand (i.e. loss of population) and declining supply (i.e. actual loss of units).

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* For a more comprehensive discussion of this topic see, Sternlieb and Burchell, "Multifamily Housing Demand: 1975-2000," in America's Housing: Prospects and Problems, a. Sternlieb and Hughes, CUPR-New Brunswick (1980), pp. 238-243.

Table 21.
Number and Median Contract Rent of Renter Occupied Housing Units: 1970 and 1980
Monmouth County

	RENTER OCCUPIED HOUSING UNITS						
	NUMBER OF UNITS		% OF YEAR ROUND UNITS		MEDIAN CONTRACT RENT ($)		% CHANGE IN RENT
	1970	1980	1970	1980	1970	1980	
MONMOUTH COUNTY	41,045	52,245	28.7	29.0	122	244	100.2
ABERDEEN TOWNSHIP	793	1,304	17.0	24.1	137	272	98.9
ALLENHURST BOROUGH	96	88	25.1	24.4	95	183	92.6
ALLENTOWN BOROUGH	105	180	21.0	26.2	100	230	129.3
ASBURY PARK CITY	4,916	5,658	70.0	69.8	105	212	102.6
ATLANTIC HIGHLANDS BOROUGH	573	591	33.4	31.9	138	298	115.7
AVON-BY-THE-SEA BOROUGH	348	472	36.9	38.6	121	256	111.0
BELMAR BOROUGH	912	1,743	40.8	47.4	113	237	109.3
BRADLEY BEACH BOROUGH	863	1,162	44.7	50.9	111	230	106.6
BRIELLE BOROUGH	212	296	15.9	18.5	183	406	122.0
COLTS NECK TOWNSHIP	213	252	13.8	11.4	117	257	119.7
DEAL BOROUGH	201	115	26.2	15.0	126	243	93.1
EATONTOWN BOROUGH	2,305	3,086	57.1	60.2	141	251	77.9
ENGLISHTOWN BOROUGH	119	144	35.8	41.4	95	232	143.9
FAIR HAVEN BOROUGH	162	144	8.8	7.5	130	292	124.1
FARMINGDALE BOROUGH	100	267	28.9	49.1	107	233	117.8
FREEHOLD BOROUGH	1,291	1,411	37.3	37.8	114	231	102.8
FREEHOLD TOWNSHIP	514	1,003	14.4	17.2	132	271	105.5
HAZLET TOWNSHIP	310	716	5.6	10.7	99	199	100.1
HIGHLANDS BOROUGH	501	980	32.2	41.4	91	250	175.6
HOLMDEL TOWNSHIP	109	129	7.1	5.6	130	300	129.9
HOWELL TOWNSHIP	963	1,082	15.7	13.1	98	218	122.6
INTERLAKEN BOROUGH	13	27	3.5	6.8	175	288	64.6
KEANSBURG BOROUGH	1,179	1,431	38.0	38.4	105	221	110.7
KEYPORT BOROUGH	1,012	1,543	41.6	50.4	119	208	74.3
LITTLE SILVER BOROUGH	105	73	5.9	3.9	154	350	127.0
LOCH ARBOUR VILLAGE	37	23	28.2	16.3	116	211	81.9
LONG BRANCH CITY	6,521	6,913	56.4	53.6	125	238	90.1
MANALAPAN TOWNSHIP	280	350	8.3	6.0	93	241	160.1
MANASQUAN BOROUGH	419	578	21.5	25.3	105	236	124.3
MARLBORO TOWNSHIP	262	329	8.7	6.9	99	202	103.0
MATAWAN BOROUGH	1,165	1,225	40.4	37.9	145	275	89.8
MIDDLETOWN TOWNSHIP	1,498	2,139	10.1	11.0	113	223	96.9
MILLSTONE TOWNSHIP	186	185	25.1	15.5	97	193	99.1
MONMOUTH BEACH BOROUGH	299	391	40.7	25.1	158	339	114.9
NEPTUNE TOWNSHIP	2,627	3,182	29.2	30.1	97	206	112.1
NEPTUNE CITY BOROUGH	758	985	38.1	43.2	146	275	87.9
OCEAN TOWNSHIP	1,402	3,119	24.1	35.2	140	273	95.3
OCEANPORT BOROUGH	327	369	21.6	20.3	128	211	64.7
RED BANK BOROUGH	2,870	2,828	55.7	54.2	131	257	96.3
ROOSEVELT BOROUGH	27	32	10.5	11.2	145	364	151.0
RUMSON BOROUGH	287	343	12.8	13.3	120	279	131.8
SEA BRIGHT BOROUGH	311	561	46.1	55.6	128	282	120.7
SEA GIRT BOROUGH	91	143	9.8	12.1	181	365	102.2
SHREWSBURY BOROUGH	73	69	7.4	6.9	147	289	97.0
SHREWSBURY TOWNSHIP	188	177	44.9	41.9	118	246	109.2
SOUTH BELMAR BOROUGH	163	242	28.0	32.0	108	217	101.1
SPRING LAKE BOROUGH	217	318	16.5	18.7	118	265	125.5
SPRING LAKE HEIGHTS BOROUGH	618	989	32.9	40.4	160	291	82.3
TINTON FALLS BOROUGH	499	663	32.6	27.5	118	248	110.9
UNION BEACH BOROUGH	341	332	17.9	16.2	87	215	146.1
UPPER FREEHOLD TOWNSHIP	234	212	29.5	22.2	86	202	133.7
WALL TOWNSHIP	1,058	1,254	19.2	18.4	130	266	104.0
WEST LONG BRANCH BOROUGH	222	397	12.7	17.3	133	217	62.8

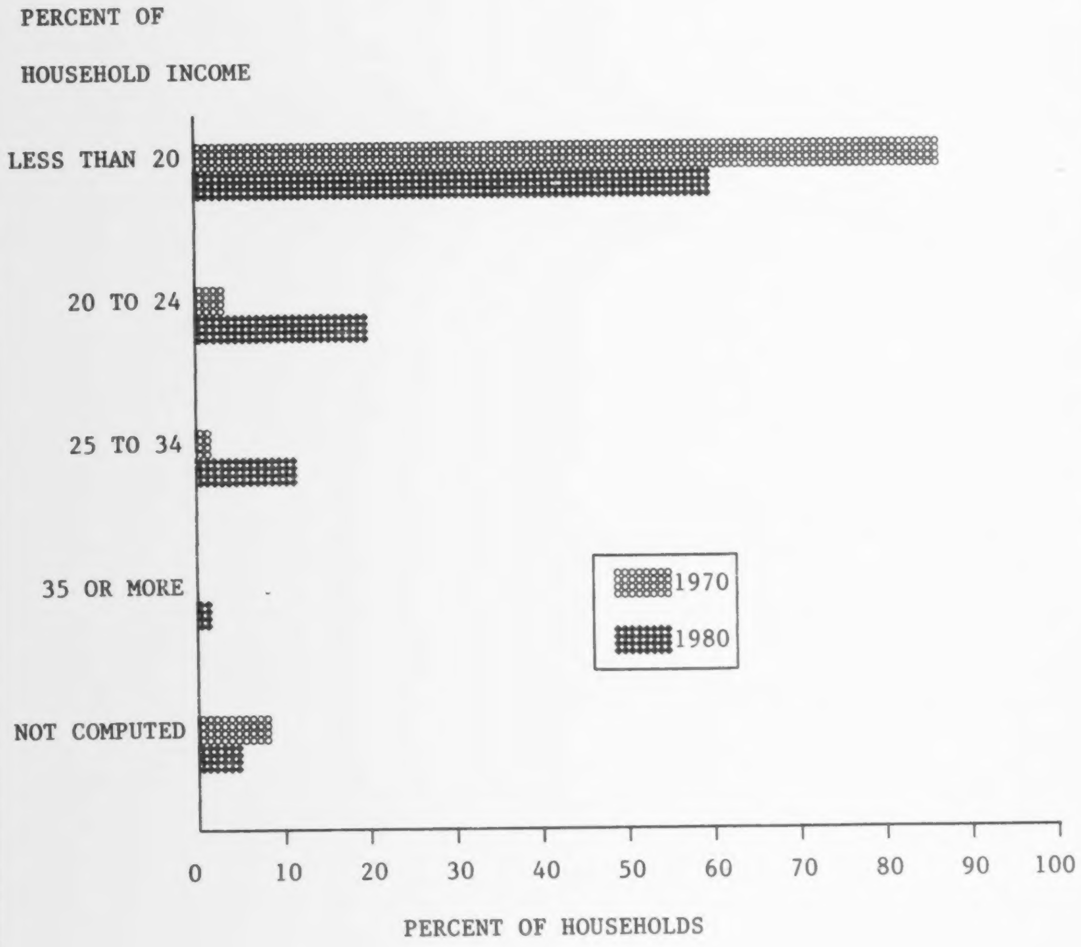
Source: Census of Population and Housing 1970 and 1980

FIGURE 14A

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

(HOUSEHOLD INCOME $15,000 OR MORE)

MONMOUTH COUNTY
1970 AND 1980



PREPARED BY THE MONMOUTH COUNTY PLANNING BOARD

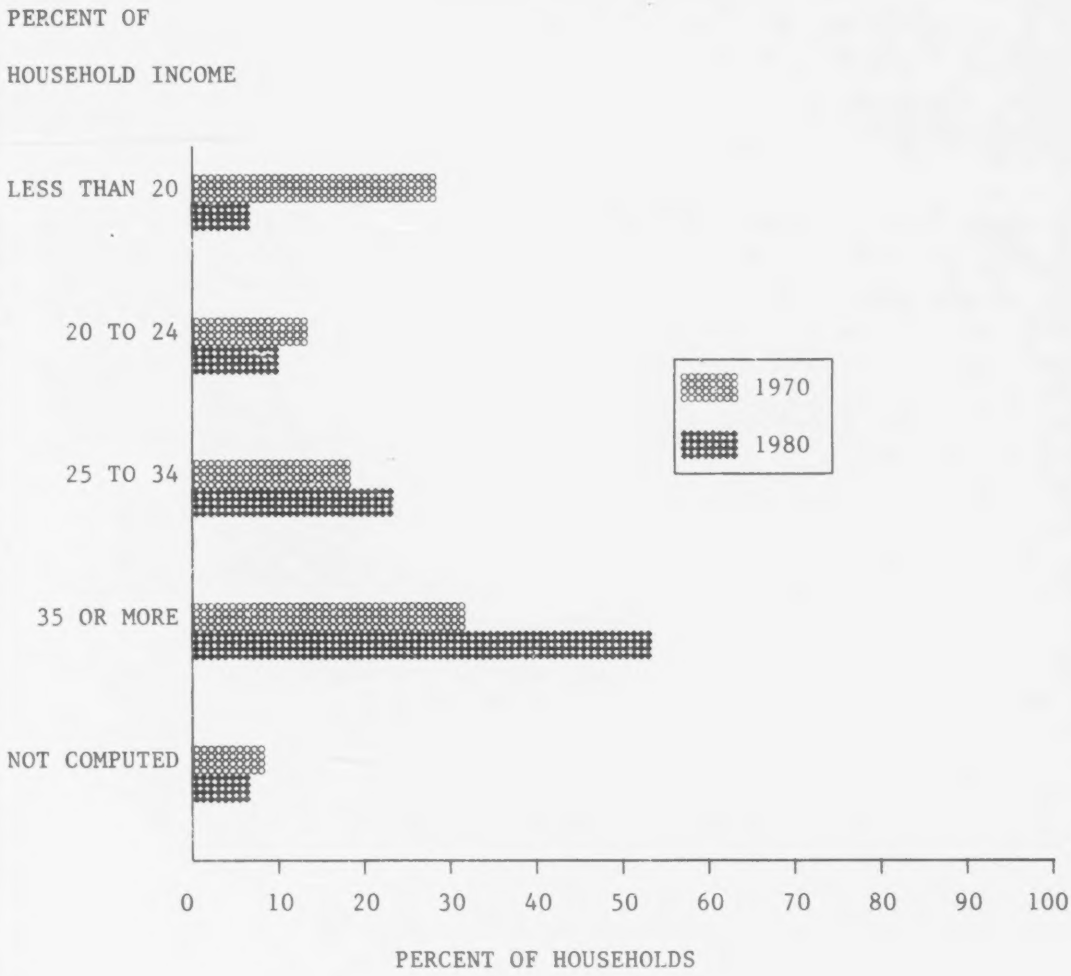
MARCH 1984

SOURCE: CENSUS OF POPULATION AND HOUSING 1970 AND 1980

FIGURE 14B

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME
(HOUSEHOLD INCOME $15,000 OR LESS)

MONMOUTH COUNTY
1970 AND 1980



PREPARED BY THE MONMOUTH COUNTY PLANNING BOARD

SOURCE: CENSUS OF POPULATION AND HOUSING 1970 AND 1980

Other communities in the county experienced various rates of increase in numbers of units produced and in median contract rent. In general, these communities experienced "demand-push" increases in rents and units produced. In this regard, fully 64% of all municipalities in the county experienced increases in median contract rent over the county-wide average. Specifically, the following communities had particularly high increases in rent: Allentown (129.3%), Englishtown (143.9%), Highlands (175.6%), Holmdel (129.9%), Manalapan (160.1%), Roosevelt (151.0%), Rumson (131.8%), and Spring Lake (125.5%). The rate of increase in rental units ranged from 18.4% (Holmdel) to 95.6% (Highlands). Again, as mentioned above, these growth communities have "pent-up demand." Although these communities have varying rates, most have rents increasing at rates faster than units are produced. Importantly, a fundamental "push" for rental demand and thus rents themselves, is population change. Of the eight municipalities listed above, seven had population increases for the period 1970-1980.

Thus, for the most part, Monmouth County's rental market has seen large increases in demand, nearly equivalent increases in unit production, municipalities that have lost population.

Housing Units by Units in Structure

Table 22 presents year-round housing units (i.e. excludes seasonal units) in 1970 and 1980 by units in structure and by tenure (of occupied units). Tenure refers to ownership status owner or renters of the occupant.

Units in structure data is indicative of the single-family/multi-family mix of the housing stock.

Monmouth County has and continues to be dominated by single-family housing. Single-family units, however, have declined as a total of all housing since 1960. This is true between 1970 and 1980 also even though all categories of structural types grew at a rate greater than the population.

Total year-round housing units in Monmouth County increased from 142,927 units in 1970 to 180,885 units in 1980 to accommodate the explosive growth in households. This was an expansion of 26.6% of the housing stock. Single-family detached units increased by 17% while single-family attached units grew by 176% from 1970 to 1980. It is not known why the attached units grew at such a rate. Structures with 2 units (for example a two-family house) grew about 9% from 1970 to 1980. Structures with three or four units grew by over 28% in the same period. Buildings with five or more units increased by 73% and this category expanded as a portion of all units from 13.5% to 18.5%. Mobile homes expanded slightly from 1947 units to 2,168 units, an 11% increase.

Table 22.
Tenure and Occupancy Status By Units in Structure: 1970 and 1980
(Year-round housing units)
Monmouth County

	1970	1980	% CHANGE
TOTAL YEAR-ROUND UNITS	142,927	180,885	26.6
1, DETACHED UNIT	104,456	122,220	17.0
1, ATTACHED UNIT	1,888	5,213	176.1
2 UNITS	9,422	10,278	9.1
3 AND 4 UNITS	5,871	7,533	28.3
5 OR MORE UNITS	19,343	33,473	73.0
MOBILE HOME OR TRAILER	1,947	2,168	11.4
TOTAL OCCUPIED UNITS	135,230	170,130	25.8
1, DETACHED UNIT	99,798	116,548	16.8
1, ATTACHED UNIT	1,734	4,841	179.2
2 UNITS	8,643	9,390	8.6
3 AND 4 UNITS	5,397	6,830	26.6
5 OR MORE UNITS	17,711	30,461	72.0
MOBILE HOME OR TRAILER	1,947	2,060	5.8
OWNER OCCUPIED UNITS	94,358	117,895	24.9
1, DETACHED UNIT	87,975	105,516	19.9
1, ATTACHED UNIT	537	2,795	420.5
2 UNITS	2,907	2,856	-1.8
3 AND 4 UNITS	654	1,182	80.7
5 OR MORE UNITS	539	3,877	619.3
MOBILE HOME OR TRAILER	1,746	1,669	-4.4
RENTER OCCUPIED UNITS	40,872	52,235	27.8
1, DETACHED UNIT	11,823	11,032	-6.7
1, ATTACHED UNIT	1,197	2,046	70.9
2 UNITS	5,736	6,534	13.9
3 AND 4 UNITS	4,743	5,648	19.1
5 OR MORE UNITS	17,172	26,584	54.8
MOBILE HOME OR TRAILER	201	391	94.5

Source: Census of Population and Housing 1970 and 1980.

Total occupied units, owner-occupied and renter-occupied units, increased by about one-quarter from 1970 to 1980. As expected the bulk of owner-occupied dwellings consisted of single-family units. The single family share of owner-occupied units has decreased from 93% in 1970 to 90% in 1980. This is a result of the tremendous growth during the 1970's of owner-occupied multi-family housing (e.g. townshouses, high rises).

The largest portion of renter-occupied units are structures of five or more units, which represented 42% in 1970 and 51% of all renter-occupied units in 1980.

Renter Costs

One of the most interesting parts of examining census data is the capability to derive other socioeconomic variables. This is the case with the rent data. Rent and income data, by themselves, are very useful in analyzing demographic trends. Applying gross rent to income, however, gives a better picture of the financial status of Monmouth County renters.

Table 23 displays gross rent as a percentage of household income in Monmouth County in 1970 and 1980. These data are shown for all income levels and four income categories: less than $5,000 to $9,999, $10,000 to $14,999, and greater than $15,000.

Figures 14A and 14B condenses the data in Table 23 and displays it graphically.

The general rule of thumb in housing prior to the inflationary 1970's was that housing expenses (mortgage or rent plus utilities) should not exceed 25% of income. Currently, financial institutions are allowing 30% to 32% (mortgage to income) as a permitted ceiling on new mortgages. The rent/income data gives an indication as to the rent levels versus household income. Rents and income have to come to some type of adjustment so that rent is not an oppressive expense.

The data indicates that, overall, a larger portion of Monmouth County renters pay greater than 25% of their income in 1980 than in 1970. For households with incomes below $15,000 the shift is not as great as for households with incomes over $15,000.

Crowding and Plumbing Facilities

Overcrowding, an overload of persons in a given residential space, is usually measured by persons per room. If the number of persons per room exceed 1.0, the rule of thumb is that this unit is overcrowded and can have public health implications.

The data for room densities for Monmouth County for 1970 and 1980 are displayed in the top portion of Table 23.

Table 23.
Gross Rent as a Percentage of Household Income: 1970 and 1980
Monmouth County

	1970		1980	
	NUMBER	PERCENT	NUMBER	PERCENT
ALL INCOME LEVELS:				
ALL RENT LEVELS	39,958	100.0	50,843	100.0
LESS THAN 20 % OF INCOME	13,646	34.2	14,310	28.1
20 TO 24 % OF INCOME	5,035	12.6	7,366	14.5
25 TO 34 % OF INCOME	6,499	16.3	9,392	18.5
35 % OF INCOME OR MORE	11,232	28.1	16,627	32.7
NOT COMPUTED	3,546	8.9	3,148	6.2
INCOME LESS THAN $5,000:				
ALL RENT LEVELS	14,226	100.0	9,484	100.0
LESS THAN 20 % OF INCOME	358	2.5	260	2.7
20 TO 24 % OF INCOME	568	4.0	486	5.1
25 TO 34 % OF INCOME	1,973	13.9	716	7.5
35 % OF INCOME OR MORE	9,763	68.6	7,137	75.3
NOT COMPUTED	1,564	11.0	885	9.3
INCOME $5,000 TO $9,999:				
ALL RENT LEVELS	14,412	100.0	11,392	100.0
LESS THAN 20 % OF INCOME	4,264	29.6	603	5.3
20 TO 24 % OF INCOME	3,479	24.1	827	7.3
25 TO 34 % OF INCOME	4,158	28.9	2,169	19.0
35 % OF INCOME OR MORE	1,396	9.7	7,294	64.0
NOT COMPUTED	1,115	7.7	499	4.4
INCOME $10,000 TO $14,999:				
ALL RENT LEVELS	7,200	100.0	9,940	100.0
LESS THAN 20 % OF INCOME	5,458	75.8	1,277	12.8
20 TO 24 % OF INCOME	831	11.5	1,919	19.3
25 TO 34 % OF INCOME	320	4.4	4,261	42.9
35 % OF INCOME OR MORE	73	1.0	1,798	18.1
NOT COMPUTED	518	7.2	685	6.9
INCOME $15,000 OR MORE:				
ALL RENT LEVELS	4,120	100.0	20,027	100.0
LESS THAN 20 % OF INCOME	3,566	86.6	12,170	60.8
20 TO 24 % OF INCOME	157	3.8	4,134	20.6
25 TO 34 % OF INCOME	48	1.2	2,246	11.2
35 % OF INCOME OR MORE	0	0.0	398	2.0
NOT COMPUTED	349	8.5	1,079	5.4

Source: Census of Population and Housing 1970 and 1980

Table 24.
Persons per Room by Complete Plumbing Facilities for Occupied Housing Units, 1970 and 1980 Monmouth County

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	1970	1980
OCCUPIED HOUSING UNITS:		
ALL ROOM DENSITIES	135,230	170,130
1.00 OR FEWER PERSONS PER ROOM	128,210	166,183
1.01 TO 1.50 PERSONS PER ROOM	5,790	3,073
1.51 OR MORE PERSONS PER ROOM	1,230	874
OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES:		
ALL ROOM DENSITIES	132,854	168,488
PERCENT OF OCCUPIED UNITS	98.2	99.0
1.00 OR FEWER PERSONS PER ROOM	125,999	164,668
PERCENT OF OCCUPIED UNITS	98.3	99.1
1.01 TO 1.50 PERSONS PER ROOM	5,704	3,015
PERCENT OF OCCUPIED UNITS	98.5	98.1
1.51 OR MORE PERSONS PER ROOM	1,151	805
PERCENT OF OCCUPIED UNITS	93.6	92.1

Source: Census of Population and Housing 1970 and 1980

In 1970 there were 135,230 occupied housing units. Of the total, 94.8% had 1.0 or fewer persons per room. That is, based on room density data, almost 95% of the occupied housing units were not overcrowded. For the units considered overcrowded, in 1970, 5,790 units (or 4.3% of the total) had 1.01 to 1.5 persons per room and 1,230 units (0.9% of the total) had 1.5 or more persons per room.

From the time of the census in 1970 to the time of the 1980 census, occupied housing units grew by 34,900 units or 25.8%. The number of units with 1.0 persons or less per room grew by 37,973 units or 29.6%. The significance of the latter statement is that over 3,000 units were upgraded from overgrowded. This fact indicates that the housing situation in this respect, improved during the 1970's.

Complete Plumbing Facilities

Complete plumbing facilities in a housing unit or the lack thereof is an indicator of the level of housing. The full term is "complete plumbing for exclusive use." This consists of hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit for the exclusive use of the occupants of the unit.

In Monmouth County in 1970 over 98% of the occupied units had complete plumbing facilities. This rose to 99% in 1980. The number of units with complete plumbing and 1.0 or less persons per room grew by 38,669 units, a number greater than the growth in total units. Similar to overcrowding, many substandard units were upgraded in terms of their plumbing facilities.

These data are shown in Table 24.

TECHNICAL NOTES FOR CENSUS TABLES

TABLE 1

TOTAL POPULATION

Total population is the resident population of an area on April 1, 1970 for 1970 and April 1, 1980 for 1980. The figures in table 1 represent all revisions in census figures for 1970 and 1980 published by the U.S. Census Bureau.

In 1980 revisions were made in: New Jersey State; Essex County, and East Orange in Essex County.

In 1970 revisions were made in: New Jersey State; Northfield City and Pleasantville City in Atlantic County; Bergen County, Bergenfield borough, Bogota borough, Carlstadt borough, Cliffside Park borough, Cresskill borough, Demarest borough, Dumont borough, Edgewater borough, Elmwood Park borough, Fairlawn borough, Garfield city, Hackensack city, Little Ferry borough, Lodi borough, Mahwah township, Moonachie borough, New Milford borough, Paramus borough, Ridgefield Park borough, Saddle Brook township, and South Hackensack township, in Bergen County; Burlington City, Burlington township, Delran township, Riverside township, and Willingboro township in Burlington County; Essex County, Belleville town, Caldwell borough, Millburn township, Newark city, North Caldwell borough, Nutley town, and West Caldwell borough in Essex County; Hudson County, Jersey City city, and Union City city; Mercer County, Trenton city in Mercer County; Monmouth County, Tinton Falls borough in Monmouth County; Florham Park borough and Morris township in Morris County; Warren County, Belvidere town in Warren County.

Population per square mile is the total population of an area divided by land area measured in square miles. Area figures are from the New Jersey Department of Community Affairs and differ slightly from land area figures computed by the U.S. Census Bureau.

TABLE 2

NET MIGRATION

Net migration is the difference between the 1970 population, plus births between census day 1970 and 1980, minus deaths between census days and the 1980 census count. A negative number means more persons left the area than moved to the area. Births and deaths are not counted in the census, but are compiled by the New Jersey Department of Health for the state. Migration figures based entirely on census data are shown in table 3. See below.

TABLE 3

RESIDENCE IN 1975

The data on residence in 1975 were derived from answers to question 15 which asked for the State (or foreign country), county, and city of residence on April 1, 1975. Residence in 1975 is used in conjunction with current residence to determine the extent of residential mobility of the population. The category "Same house" includes all persons 5 years old and over who did not move during the 5 years as well as those who had moved but by 1980 had returned to their 1975 residence. The category "Different house in the United States" includes persons who lived in the United States in 1975 but in a different house (or apartment) from the one they occupied on April 1, 1980. These persons were subdivided into three groups according to their 1975 residence: "Different house, same county," "Different county, same State," and "Different State." The last group was further subdivided by region of 1975 residence. The category "Abroad" includes those with residence in a foreign country, Puerto Rico, or an outlying area of the United States in 1975, including members of the Armed Forces and their dependents. When no information on residence in 1975 was collected for a person, information for other family members was used, if available. All cases of nonresponse, or incomplete response not assigned based on information from other family members, were allocated based on the previous residence of other persons with similar characteristics who provided complete information.

The number of persons who were living in a different house in 1975 is somewhat less than the total number of moves during the 5-year period. Some persons in the same house at the two dates had moved during the 5-year period but by the time of enumeration had returned to their 1975 residence. Other persons who were living in a different house had made one or more intermediate moves. For similar reasons, the number of persons living in a different county or a different State may be understated.

Similar questions on mobility were asked in the 1940, 1950, 1960, and 1970 censuses. The questions in the 1950 census, however, applied to residence one year earlier rather than 5 years earlier. Although the questions in the 1940 census covered a 5-year period, comparability with that census is reduced somewhat because of different definitions and categories of tabulation. Comparability with the 1970 and 1960 censuses is also somewhat reduced because nonresponse was not allocated in those earlier censuses.

Data on residence in 1975 are based on approximately one-half of the full census sample. Therefore, tabulations involving residence in 1975 may differ from tabulations based on the full sample. For example, the number of persons 5 years old and over derived from residence in 1975 tabulations may not agree with other tabulations by age.

TABLE 4

AGE

The data on age were derived from answers to question 5, which was asked of all persons. Only the information in items 5b and 5c (on month and year of birth) was read into the computer. Answers to item 5a (or age at last birthday) were used during field review to fill in any blanks in question 5c. The age classification is based on the age of the person in completed years as of April 1, 1980. The data on age represent the difference between date of birth and April 1, 1980.

The median ages shown in this report were computed on the basis of more detailed intervals than shown in the tables. If the median fell in the terminal category of an age distribution, the method of presentation was to show the initial age of the terminal category followed by a plus sign; thus, if the median fell in the category "85 years and over," it is shown as "85+."

In each census since 1940, the Bureau of the Census has assigned the age of a person when it was not reported. In censuses before 1940, with the exception of 1880, persons of unknown age were shown as a separate category. In 1960, 1970, and 1980, assignment of unknown ages was performed by the general allocation procedure.

TABLE 5 AND 6

RACE

The data on race were derived from answers to question 4, which was asked of all persons. The concept of race as used by the Census Bureau reflects self-identification by respondents; it does not denote any clear-cut scientific definition of biological stock. Since the 1980 census obtained information on race through self-identification, the data represent self-identification by people according to the race with which they identify. In this report, households and families are classified by the race of the householder.

For persons who could not provide a single response to the race question, the race of the person's mother was used; however, if a single response could not be provided for the person's mother, the first race reported by the person was used. This is a modification of the 1970 census procedure in which the race of the person's father was used.

The category "White" includes persons who indicated their race as White, as well as persons who did not classify themselves in one of the specific race categories listed on the questionnaire but entered a response such as Canadian, German, Italian, Lebanese, or Polish. In the 1980 census, persons who did not classify themselves in one of the specific race categories but marked "Other" and wrote in entries such as Cuban, Puerto Rican, Mexican, or Dominican were included in the "Other" race category; in the 1970 census, most of these persons were included in the "White" category.

The category "Black" included persons who indicated their race as Black or Negro, as well as persons who did not classify themselves in one of the specific race categories listed on the questionnaire, but reported entries such as Jamaican, Black Puerto Rican, West Indian, Haitian, or Nigerian.

The categories "American Indian," "Eskimo," and Aleut" include persons who classified themselves as such in one of the specific race categories. In addition, persons who did not report themselves in one of the specific race categories but entered the name of an Indian tribe or reported such entries as Canadian Indian, French-American Indian, or Spanish-American Indian were classified as American Indian.

The category "Asian and Pacific Islander" includes persons who indicated their race as Chinese, Filipino, Japanese, Asian Indian, Korean, Vietnamese, Hawaiian, Samoan, and Guamanian, as well as persons who provided write-in entries of such Asian and Pacific Islander Groups as Cambodian, Laotian, Pakistani, and Fiji Islander under the "Other" race category. Also, persons who did not classify themselves in one of the specific race categories but wrote in an entry indicating one of the nine specific categories listed above (e.g., Chinese or Filipino) were classified accordingly. For example, entries of Nipponese and Japanese American were classified as Japanese, entries of Taiwanese and Cantonese as Chinese, etc.

The category "Race, n.e.c." includes all other persons not included in the categories (White, Black, American Indian, Eskimo, and Aleut, and Asian and Pacific Islander) mentioned above. Persons reporting in the "Other" race category and providing write-in entries such as Eurasian, Cosmopolitan, Inter-racial, or a Spanish origin group (e.g., Mexican, Cuban, or Puerto Rican) were included in "Race, n.e.c." During the coding operations, each of the sub-groups comprising "Race, n.e.c." were identified separately; plans are to provide figures for the component groups in subsequent 1980 census reports.

If the race entry was missing on the questionnaire for a member of a household, an answer was assigned in the computer according to the reported entries of race of other household members using specific rules of precedence of household relationship. If race was not entered for anyone in the household (excluding paid employees), the race of a householder in a previously processed household was assigned.

Comparability Between Sample and 100-percent Data for Racial Groups-The data on racial groups shown in this report may differ from comparable figures shown in other 1980 census reports. Such differences are the result of sampling variability, nonsampling error, and an additional edit and review performed on the sample questionnaires. The data in this report are based on a sample whereas certain other reports (e.g., the PC80-1-B series) present data based on 100-percent tabulations. Sample data are subject to sampling variability.

During the sample processing, the responses in the race question underwent more extensive review and edit than performed during the previous processing stages. Additional efforts were made to assign write-in entries to specific race categories and to resolve inconsistent and incomplete responses. The impact of this further work varies substantially by racial group and by geographic area, but is generally negligible. Most affected is the "Other" race category since a number of persons originally counted therin in the 100-percent tabulations were shifted into specific race categories in the sample tabulations. For instance, a number of persons who marked the "Other" race category supplied a write-in entry (e.g., Canadian, Polish, Lebanese, Black Puerto Rican, or Jamaican) which indicated that they belonged in one of the specific race categories. Furthermore, persons in the "Other" category reported as Cambodian, Laotian, Thai, etc., were combined into a "Other Asian and Pacific Islander" category which, together with the specific Asian and Pacific Islander categories (e.g., Japanese, Chinese, Filipino, etc.), covers the entire Asian and Pacific Islander population. This total is obtainable only from the sample tabulations, not from the 100-percent tabulations.

Information now available indicates that, since the effects of the additional review and edit were generally limited and rather varied, the 100-percent tabulations are usually the preferable source for comparable data for racial groups. That is, in the case of figures available for racial groups, both in this report and the PC80-1-B report for this state, the latter source is usually the preferred one. In the case of distributions for subjects covered only on a sample basis (e.g., education, labor force status, income etc.) and data for the entire Asian and Pacific Islander population, the sample figures are the only data available and should be used within the context of the sampling variability associated with them.

Comparability With 1970 Census Data-Differences between 1980 census and 1970 census population totals by race seriously affect the comparability for certain race groups. First, a large number of Spanish origin persons reported their race differently in the 1980 census than in the 1970 census; this difference in reporting has a substantial impact on the population totals and comparability for the "White" population and the "Race, n.e.c." or "Other" race population (shown as "All other races" in most 1970 publications). A much larger proportion of the Spanish origin population in 1980 than in 1970 reported their race in the questionnaire category "Other." Second, in 1970, most persons who marked the "Other" race category and wrote in a Spanish designation such as Mexican, Venezuelan, Latino, etc., were reclassified as "White." In 1980, such persons were not reclassified but remained in the "Other" category. As a result of this procedural change and the differences in reporting by this population, the proportion of the Spanish origin population classified as "Other" race in the 1980 census was substantially higher than that in the 1970 census. Nationally, in 1970, only 1 percent of Spanish origin persons were classified as "Other" race and 93 percent as "White." The 1980 census sample data showed a much larger proportion, 38 percent, of Spanish origin persons reported their races as "Other" and only 58 percent reported "White." As a consequence of these differences, 1980 population totals for "White" and "Race, n.e.c." are not comparable with corresponding 1970 figures.

The 1980 census was the first in which data were collected separately for Eskimos and Aleuts in all States. In 1970, these data were available only for Alaska. Since Eskimos and Aleuts are highly concentrated in Alaska, this change does not seriously affect the comparability of 1980 and 1970 data for these racial groups at the national level.

The 1980 count for the Asian and Pacific Islander population reflects a high level of immigration during the 1970's as well as a number of changes in census procedures which were developed, in part, as a result of this high level immigration. First, the number of Asian and Pacific Islander categories listed separately on the 1980 census questionnaire was expanded to include four additional groups: Vietnamese, Asian Indian, Guamanian, and Samoan. Asian Indians were classified as "White" in 1970 but were included in the "Asian and Pacific Islander" category in 1980. The Vietnamese, Guamanian, and Samoan populations were included in the "Other" race category in the 1970 census but were included in the "Asian and Pacific Islander" category in 1980. Second, "Other Asian and Pacific Islander" groups such as Cambodian, Laotian, Pakistani, and Fiji Islander were identified and tabulated as Asian and Pacific Islander in sample tabulations in the 1980 census; in 1970, most of these groups were included in the "Other" race category.

In 1980, data were collected separately for Hawaiians and Koreans in all States, but in 1970, these data were not collected for Alaska. (On the 1970 census questionnaire used in Alaska, Eskimo and Aleut were substituted for these two categories.) Since the numbers of Hawaiians and Koreans were small in Alaska, this questionnaire change does not have a major impact on the comparability of the 1980 and 1970 data for Hawaiians and Koreans at the national level.

TABLE 7

ANCESTRY

The data on ancestry were derived from the answers to question 14. The 1980 census marked the first time that a general question on ancestry (ethnicity) was asked in a decennial census. The question was based on self-identification and was open-ended (respondents were required to write their answers). Ancestry refers to a person's nationality group, lineage, or the country in which the person or the person's parents or ancestors were born before their arrival in the United States. Thus, persons reported their ancestry group regardless of the number of generations removed from their country of origin. Furthermore, responses to the ancestry question reflected the ethnic group(s) with which persons identified and not necessarily the degree of attachment or association the person had with the particular group(s).

Ancestry and race are separate characteristics; therefore, persons reporting a particular ancestry may be of any race. Ancestry is also different from other population characteristics that are sometimes regarded as indicators of ethnicity, namely country of birth and language spoken at home.

A large number of persons reported their ancestry by specifying a single ancestry but some reported two, three, or more ancestry categories. All responses were coded manually by a procedure that allowed for identification of all single- and double-ancestry groups reported. In addition, 17 triple-ancestry categories were identified by unique codes (these categories were selected since they were reported frequently in Census Bureau surveys taken prior to the 1980 census). All other multiple responses were coded according only to the first and second ancestry categories reported.

In published tabulations, multiple groups are designated in general open-ended categories such as "Polish and other groups," rather than in specific multiple ancestry groups such as "Polish-Italian." A person who reported "Polish-Italian" ancestry, for example, is included in the category "Polish and other groups" and in the category "Italian and other groups." A few responses consisting of two terms (e.g., French Canadian) were considered as a single group and, thus, were coded and tabulated as a single ancestry. In addition, persons reporting combinations of ancestries such as "German-Bavarian" were tabulated as a single ancestry (i.e., German). Also, responses such as "Polish-American" or "Italian-American" were coded and tabulated as a single entry (i.e., "Polish" or "Italian"). A sole entry of "American" is tabulated in the category "Ancestry not specified."

Entries of religious groups were not coded separately and were tabulated in the category "Ancestry not specified." When an ancestry response was missing, the person's ancestry was tabulated as "not reported."

TABLE 8

SPANISH/HISPANIC ORIGIN

Information on persons of Spanish/Hispanic origin or descent from the 1980 census was derived from answers to question 7 which was asked of all persons.

Persons of Spanish/Hispanic origin or descent are those who reported either Mexican, Puerto Rican, Cuban, or other Spanish/Hispanic origin in question 7. Persons who reported "other Spanish/Hispanic" origin were those whose origins are from Spain or the Spanish-speaking countries of Central or South America, or they are persons identifying their origin or descent as being Spanish, Spanish-American, Hispano, Latino, etc.

Origin or descent can be regarded as the ancestry, nationality group, lineage, or country in which the person or person's parents or ancestors were born before their arival in the United States. It is important to note that persons of Spanish origin may be of any race. In this report, households and families are classified by the Spanish origin of the householder.

Persons of more than one type of Spanish origin and persons of both a Spansih and some other origin(s) who were in doubt as to how to report a specific origin were classified according to the origin of the person's mother. If a single origin was not provided for the person's mother, then the first origin reported by the person was recorded. If any household member failed to respond to the Spanish/Hispanic origin question, a response was assigned by computer in the sample edit operation according to available related information such as ancestry and place of birth reported for the household member. If such information was not reported, origin was assigned from entries of other household members using specific rules of precedence of household relationship. If no origin was reported for any household member (excluding a paid employee), then an origin was assigned from another household with a householder of the same race.

Limitations of the Data--A preliminary evaluation study of the reporting in the 1980 census item on Spanish origin indicated that there was misreporting in the Mexican origin category by White and Black persons in certain areas. The study results showed evidence that the misreporting occurred in the South (excluding Texas), the Northeast (excluding the New York City area), and a few States in the North Central Region. Also, results based on available data suggest that the impact of potential misreporting of Mexican origin in the 1980 census is severe in those portions of the above-mentioned regions where the Spanish origin population is generally sparse. However, 1980 census data on the Mexican origin population, or total Spanish origin population, at the national level, are not seriously affected by the reporting problem. For a more detailed discussion of the evaluation of the spanish origin item, see the 1980 population census Supplementary Reports, Series PC80-S1-7, "Persons of Spanish Origin by State: 1980."

Comparability Between Sample and 100-Percent Data for the Spanish Origin Populaton--The data on the Spanish origin populaion shown in this report may differ from comparable figures shown in other 1980 census reports. Such differences are the results of sampling variability, nonsampling error, and more extensive edit procedures performed for the Spanish origin item on the sample questionnaires. The data in this report are based on a sample, whereas certain other reports (e.g., the PC80-1-B series) present data based on 100-percent tabulations.

Information now available indicates that, since the effects of the more extensive edit were generally limited, the 100-percent tabulations are usually the preferable source for data on the Spanish origin population. That is, in the case of figures available for Spanish origin groups, both in this report and the corresponsing PC80-1-B report, the latter source is usually the preferred one. In the case of distributions for subjects covered only on a sample basis (e.g., education, labor force status, income, etc.), the sample figures are the only data available and should be used within the context of the sampling variability associated with them.

Comparability With 1970 Census Data--The 1980 data on Spanish origin are not directly comparable with those of 1970 because of several factors; namely, overall improvements of the 1980 census, better coverage of the population, improved question design, and an effective public relations campaign by the Census Bureau with the assistance of national and community ethnic groups. These efforts at census improvement explain, in part, the large increase in the number of Hispanics over 1970. Also, these efforts undoubtedly resulted in the inclusion of a sizeable but unknown number of persons of Hispanic origin who are in the country in other than legal status.

In the 1980 census Spanish origin question, specific changes in design from the 1970 question included the placement of the category "No (not Spanish/Hispanic)" as the first category in that question. (The corresponding category appeared last in the 1970 question). Also, the category "Central or South American" was deleted because in 1970 some respondents misinterpreted the category; furthermore, the designations "Mexican-Amer." and "Chicano" were added to the Spanish origin question in 1980. In the 1970 census, the question on Spanish origin was asked of only a 5-percent sample of the population; in the 1980 census, the Spanish origin question was asked of everyone in the Nation.

TABLE 9

HOUSEHOLD, RELATIONSHIP TO HOUSEHOLDER, FAMILY, AND GROUP QUARTERS

Household

A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from other persons in the building and have direct access from the outside of the building or through a common hall.

The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. The actual classification of a housing unit as a household depends on entries in question 2 and item B on the census questionnaire. Item B on type of unit or quarters was filed by an enumerator or a census office clerk for each housing unit or group quarters.

The measure "persons per household" is obtained by dividing the number of persons in households by the number of households (or householders).

Relationship to Householder

The data on relationship to householder were derived from answers to question 2, which was asked of all persons in housing units. Only basic categories of relationship are recognized in this report. More detailed categories of relationship will appear in the PC80-1-D reports (and summary tape file 5).

When relationship is not reported for an individual, it is allocated according to the responses for age and marital status for that person while maintaining consistency with responses for other individuals in the household.

Householder--One person in each household is designated as the "householder." In most cases, this is the person, or one of the persons, in whose name the home is owned or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member could be designated as the "householder." Two types of householders are distinguished--a family householder and a nonfamily householder. A family householder is a householder living with one or more persons related to him or her by birth, marriage, or adoption. The householder and all persons in the household related to him or her are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Spouse--A person married to and living with a householder. This category includes persons in formal marriages as well as persons in common-law marriages.

Child--A son, daughter, stepchild, or adopted child of ~~the~~ householder regardless of the child's age or marital status. The category excludes sons-in-law and daughters-in-law. "Own children" are sons and daughters, including stepchildren and adopted children, of the houeholder who are single (never married) and under 18 years of age.

The number of children "living with two parents" includes stepchildren and adopted children as well as sons and daughters born to the couple.

"Related children" in a family include own children and all other persons under 18 years of age in the household, regardless of marital status, who are related to the householder by birth, marriage, or adoption, except the spouse of the householder.

In a subfamily an "own child" is a never-married child under 18 years of age who is a son, daughter, stepchild, or adopted child of a mother in a mother-child subfamily, a father in a father-child subfamily, or either spouse in a married-couple subfamily.

Nonrelative--Any person in the household not related to the householder by birth, marriage, or adoption. Roomers, boarders, partners, roommates, paid employees, wards, and foster children are included in this category.

Unrelated Individual

An unrelated individual is (1) a householder living alone or with nonrelatives only, (2) a household member who is not related to the householder, or (3) a person living in group quarters who is not an inmate of an institution.

Family and Subfamily

A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A "married-couple family" is a family in which the householder and spouse are enumerated as members of the same household. Not all households contain families, because a household may be composed of a group of unrelated persons or one person living alone. The measure "persons per family" is obtained by dividing the number of persons in families by the total number of families (or family householders).

A subfamily is a married couple (husband and wife enumerated as members of the same household) with or without children, or one parent with one or more never-married children under 18 years of age, living in a household and related to either the householder or the householder's spouse. Members of a subfamily are also included among the members of a family. The number of subfamilies, therefore, is not included in the number of families.

Group Quarters

All persons not living in households are classified by the Bureau of the Census as living in group quarters. Two general categories of persons in group quarters are recognized:

Inmates of Institutions--Persons under care or custody in institutions at the time of enumeration are classified as "patients or inmates" of an institution regardless of their length of stay in that place and regardless of the number of people in that place. Institutions include homes, schools, hospitals, or wards for the physically or mentally handicapped; hospitals or wards for mental, tubercular, or chronic disease patients; homes for unmarried mothers; nursing, convalescent, and rest homes for the aged and dependent; orphanages; and correctional institutions.

Other--This category includes all persons living in group quarters who are not inmates of institutions. Rooming and boarding houses, communes, farm and nonfarm workers' dormitories, convents or monasteries, and other living quarters are classified as "other" group quarters if there are 9 or more persons unrelated to the person listed in column 1 of the census questionnaire; or if 10 or more unrelated persons share the unit. Persons residing in certain othr types of living arrangements are classified as living in "other" group quarters regardless of the number of relationship of people in the unit. These include persons residing in military barracks, on ships, in college dormitories, or in sorority and fraternity houses; patients in general or maternity wards of hospitals who have no usual residence elsewhere; staff members in institutional quarters; and persons enumerated in missions, flophouses, Salvation Army shelters, railroad stations, etc.

Military quarters include barracks or dormitories on base, transient quarters on base for temporary residents (both civilian and military), and military ships.

Comparability With 1970 Census Data--The 1980 definition of a household differs from that used in 1970 only in the change in the definition of housing unit to eliminate the requirement for complete kitchen facilities for the exclusive use of the household. The household reference person in 1970 was the "head of the household" (the husband in married-couple families); for 1980 it was changed to "the household member (or one of the members) in whose name the home is owned or rented." In 1970, a unit in which 6 or more unrelated persons were living together was classified as group quarters; for 1980 that requirement was raised to 10 or more unrelated persons.

TABLE 10

MARITAL STATUS

The data on marital status were derived from answers to question 6, which was asked of all persons. The marital status classification refers to the status at the time of enumeration. Persons classified as "Now married" include those who have been married only once and have never been widowed or divorced as well as those currently married persons who remarried after having been widowed or divorced. Persons reported as separated are those living apart because of marital discord, with or without a legal separation. Pesons in common-law marriages are classified as now married, persons whose only marriage had been annulled are classified as never married, and all persons under 15 years old are classified as never married. All persons classified as never married are shown as "single" in this report.

When marital status was not reported, it was allocated according to the relationship to householder and sex and age of the person.

TABLE 11

SCHOOL ENROLLMENT

The data on school enrollment were derived from answers to questions 8, 9, and 10. Persons are classified as enrolled in school if they reported attending a "regular" school or college at any time between February 1, 1980, and the time of enumeration. Regular schooling is defined as nursery school, kindergarten, elementary school, and schooling which leads to a high school diploma or college degree. Schooling in trade or business schools, company training, or schooling obtained through a tutor was to be reported only if the course credits obtained were regarded as transferable to a regular elementary school, high school, or college. Children were included as enrolled in nursery school only if the school included instruction as an important and integral phase of its program. Children enrolled in "Head Start" programs, or similar programs sponsored by local agencies to provide preprimary education to young children, were included as enrolled in school. Persons who had been enrolled in a regular school since February 1, 1980, but who had not actually attended, for example, because of illiness, were counted as enrolled in school. Schooling which is generally regarded as not "regular" includes that given in nursery schools which simple provide custodial day care; in specialized vocational, trade, or business schools; in on-the-job training; and through correspondence courses.

Public, Church-Related, or Other Private School--Persons who were enrolled in school were also classified as attending a public, church-related, or other private school. In general, a "public" school is defined as any school which is controlled and supported primarily by a local, State, or Federal Government agency. A "church-related" school is defined here as a private school which is controlled or supported primarily by a religious organization. An "other private" school is defined as a school controlled or supported primarily by private groups other than religious organizations.

In using the public/private school distinction for college enrollment, some caution should be exercised, since there is evidence that, in some parts of the country, the classification of individual schools may not be entirely clear, and census data may differ considerably from administrative figures.

Level and Year of School in Which Enrolled--Persons who were enrolled in school were classified according to the level and year of school in which they were enrolled as reported in question 9. The levels which are separately identified in this report are nursery school, kindergarten, elementary school, high school, and college. Children in "Head Start" or similar programs were counted under "nursery" or "kindergarten" as appropriate. Elementary school, as defined here, includes grades 1 to 8, and high school includes grades 9 to 12. Persons attending junior high school are reported in elementary school or high school according to their grade. The term "college" includes junior or community colleges, 4-year colleges, universities, and graduate or professional schools.

Comparability With Earlier Census Data--School enrollment questions in some form have been included in the census singe 1840; grade attended was added in 1940. The wording of the type of school question was changed from parochial in 1970 to church-related in 1980 in an attempt to make the affiliation with a religious group clearer to respondents. The intention was to include all schools controlled by religious groups rather than only particular denominations or religons.

The corresponding question on shcooling in the 1930 census applied to a somewhat longer period, the period since the preceding September 1; in addition, the question was not restricted as to the type of school the person was attedning. In 1940 the question referred to the period since the preceding March 1. In 1950 the reference period was changed to that between February 1 and the time of enumeration. The same reference period was used in 1960, 1970, and 1980.

The age range for which enrollment data have been obtained has varied for the several censuses. Information on enrollment was recorded for persons of all ages in 1930 and 1940, for persons 5 to 29 years old in 1950, for thoe 5 to 34 years old in 1960, and for those 3 years old and over in 1970 and 1980. Most of the published enrollment figures relate to ages 5 to 20 in 1930, 5 to 24 in 1940, 5 to 29 in 1950, 5 to 34 in 1960, 3 to 34 in 1970, and 3 years old and over in 1980. The extended age coverage for the published enrollment data in the recent censuses relfects increased interest in the number of persons who are attending regular colleges and universities at older ages.

In the 1940 census, grade of enrollment was available for the first time; grade or year could be identified for elementary school through college. In 1950, kindergarten enrollment was separately identified for the first time. In 1970 nursery school enrollment was added to the levels of school separately identified.

Comparability With Data From Other Sources--Data on school enrollment are also collected and published by other Federal, State, and local governmental agencies. This information is generally obtained from reports of school systsms and institutions of higher learning and from other surveys and censuses. These data are only roughly comparabe with data collected by the Bureau of the Census, however, because of differences in definitions, subject matter covered, time references, and enumeration methods.

YEARS OF SCHOOL COMPLETED

The data on years of school completed were derived from answers to questions 9 and 10. These questions on educational attainment applied only to progress in "regular" schools as defined under the definition for school enrollment. The first question called for the highest grade attended, regardless of "skipped" or "repeated" grades. Pesons whose education was received in foreign school systems or an ungraded school were expected to report the approximate equivalent grade in the regular American school system. An instruction printed on the form, "If high school was finished by equivalency test (GED), mark '12'" (meaning grade 12), was to ensure that persons who dropped out of school before high school graduation but later earned a diploma with an equivalency test would be counted as high shcool graduates. Those diploma recipients who also attended college would be credited with college attendance as reported.

The second question on educational attainment asked whether or not the highest grade attended had been finished. It was to be answered "Yes" if the person had successfully completed the entire grade or year indicated in question 9. If the person had completed only part of the year, had dropped out, or failed to pass the last grade attended, the question was to be answered "No." If the person was still attending school in that grade, he or she answered "Now attending."

The number in each category of highest grade of school completed represents the combination of (a) persons who reported the indicated grade as the highest grade attended and that they had finished it, (b) those who had attended the next higher grade but had not finished it, and (c) those still attending the next higher grade. Persons who have not completed the first year of elementary school are classified as having no years of school completed.

"Percent high school graduates" includes persons who completed four years of high school by graduation or an equivalency test and persons who reported that they had attended some level of college.

Comparability With Earlier Census Data--Educational attainment questions in terms of years of school completed have been included in the census since 1940. From 1840 to 1930, only a question on basic literacy was included. In 1940, a single question was asked on highest grade of school completed. However, respondents frequently reported the grade or year in which they were enrolled, or had last been enrolled, instead of the one completed. The two-question approach used since 1950 was designed to reduce this kind of error. The 1980 instruction for persons who received a high school diploma by virtue of passing an equivalency test was not included on past census questionnaires. Persons who took equivalency tests may or may not have been reported as high school graduates in earlier censuses; however, completing high school by such means was not as common in earlier decades as it was in the decade prior to the 1980 census.

Median School Years Completed--The median number of school years completed was computed on the basis of intervals for years under 8 and a continuous series of numbers for 8 years of school completed and above (e.g., completion of the 1st year of high school was treated as completion of the 9th year, completion of the 1st year of college, as completion of the 13th year, etc.). Persons completing a given school year were assumed to be distributed evenly within the interval from .0 to .9 of the year. In fact, at the time of census enumeration, most of the enrolled persons had completed at least three-fourths of a school year beyond the highest grade completed, whereas a large majority of persons who were not enrolled had not attended any part of a grade beyond the highest one completed. The effect of the assumption is to place the median for younger persons slightly below, and for older persons slightly above, the true median.

The same procedure for computing this median has been used in the 1940, 1950, 1960, and 1970 censuses. Because of the inexact assumption as to the distribution within an interval, this median is more approriately used for comparing different groups and the same group at different dates than as an absolute measure of educational attainment.

TABLE 12

LABOR FORCE STATUS

The data on labor force status were derived from answers to questions 22, 25, and 26.

The series of questions on labor force status was asked of all persons 15 years old and over and was designed to identify, in this sequence: (a) persons who worked at any time during the reference week; (b) persons who did not work during the reference week but who had jobs or businesses from which they were temporarily absent (excluding layoff); (c) persons on layoff; and (d) persons who did not work during the reference week, but who were looking for work during the last four weeks and were available for work during the reference week.

The labor force status data shown in this and other 1980 census reports relate to persons 16 years old and over. In 1940, 1950, and 1960, labor force status data were presented for persons 14 years old and over. The change in the universe was made in 1970 to agree with the official measurement of the labor force as revised in January 1967. Selected labor force status data were shown in 1970 for persons 14 and 15 years old, but are not presented for 1980.

Employed--Employed persons include all civilians 16 years old and over who were either (a) "at work"--those who did any work at all during the reference week as paid employees or in their own business or profession, or on their own farm, or who worked 15 hours or more as unpaid workers on a family farm or in a family business; or (b) were "with a job but not at work"--those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are persons whose only activity consisted of work around the house or volunteer work for religious, charitable, and similar organizations.

Unemployed--Persons are classified as unemployed if they were civilians 16 years old and over and (a) were neither "at work" nor "with a job but not at work" during the reference week, (b) were looking for work during the last 4 weeks, and (c) were available to accept a job. Examples of jobseeking activities are: (1) registering at a public or private employment office, (2) meeting with prospective employers, (3) investigating possibilities for starting a professional practice or opening a business, (4) placing or answering advertisements, (5) writing letters of application, and (6) being on a union or professional register.

Also included as unemployed are persons who did not work at all during the reference week and were waiting to be called back to a job from which they had been laid off.

Civilian Labor Force--The civilian labor force consists of persons classified as employed or unemployed in accordance with the criteria described above.

Experienced Unemployed--Unemployed persons who have worked at any time in the past are classifed as the "Experienced unemployed."

Experienced Civilian Labor Force--The "experienced civilian labor force" comprises the employed and the experienced unemployed.

Labor Force--The labor force includes all persons classified in the civilian labor force plus members of the Armed Forces (persons on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard).

Not in Labor Force--All persons 16 years old and over who are not classified as members of the labor force are defined as "Not in labor force." This category consists mainly of students, housewives, retired workers, seasonal workers enumerated in an "off" season who were not looking for work, inmates of institutions, disabled persons, and persons doing only incidential unpaid family work (less than 15 hours during the reference week).

Worker--The term "Worker" appears in connection with several subjects in this report: nonworkers per 100 workers, journey-to-work items, class of worker, weeks worked in 1979, and number of workers in family in 1979. Its meaning varies and, therefore, should be determined in each case by referring to the definition of the subject in which it appears.

Nonworkers Per 100 Workers--This measure, called the "nonworker/worker ratio" in the 1970 census, is the ratio of the sum of persons "not in the labor force" plus persons under 16 years of age to persons 16 years old and over in the labor force.

Comparability With Earlier Census Data--The questionnaire items and labor force status concepts for the 1980 census were essentially identical to those used in the 1970 census. However, these concepts differed in many respects from those associated with the 1950 and 1960 censuses; see the Volume 1 publications from the 1970 census for more information.

Comparability With Data From Other Sources--Because employment data from the census are obtained from respondents in households, they differ from statistics based on reports from individual business establishments, farm enterprises, and certain government programs. Persons employed at more than one job are counted only once in the census and are classified according to the job at which they worked the greatest number of hours during the reference week. In statistics based on reports from business and farm establishments, persons who work for more than one establishment may be counted more than once. Moreover, other series, unlike those presented here, may exclude private household workers, unpaid family workers, and self-employed persons, but may include workers less than 16 years of age.

An additional difference in the data arises from the fact that persons who had a job but were not at work are included with the employed in the statistics shown here whereas many of these persons are likely to be excluded from employment figures based on establishment payroll reports. Furthermore, the labor force status data in this report include persons on the basis of place of residence regardless of where they work, whereas establishment data report persons at their place of work regardless of where they live. This latter consideration is particularly significant when comparing data for workers who commute between areas.

For a number of reasons, the unemployment figures of the Bureau of the Census are not comparable with published figures on unemployment compensation claims. For example, figures on unemployment compensation claims exclude persons who have exhausted their benefit rights, as well as new workers who have not earned rights to unemployment insurance, and persons losing jobs not covered by unemployment insurance systems (including some workers in agriculture, domestic services, and religious organizations, and self-employed and unpaid family workers). In addition, the qualifications for drawing unemployment compensation differ from the definition of unemployment used by the Bureau of the Census. Persons working only a few hours during the week and persons temporarily absent from work for reasons other than layoff are sometimes eligible for unemployment compensation but are classified as "employed" in the census reports. Differences in the geographical distribution of unemployment data arise because the place where claims are filed may not necessarily be the same as the place of residence of the unemployed worker.

The figures on labor force status from the decennial census are generally comparable with similar data collection in the Current Population Survey. However, some differences may exist because of variations in enumeration and processing techniques.

TABLE 13

OCCUPATION

The data on industry, occupation, and class of worker were derived from answers to questions 28, 29, and 30.

This series of questions was used to obtain industry, occupation, and class of worker information for the employed, the experienced unemployed, and experienced workers not currently in the labor force. The last two categories apply to persons who had worked at some time during the previous five years. All three items related to one specific job that the person held. For an employed person, the information referred to the job held during the reference week. Those who were employed at two or more jobs reported the job at which they worked the greatest number of hours during the reference week. For experienced unemployed persons and those not in the labor force, the information referred to the last job that they held.

Clerical staff in the Bureau's processing offices converted the written industry and occupation descriptions from the questionnaire to identifying codes by relating these descriptions to an entry in the 1980 Census of Population: Alphabetical Index of Industries and Occupations (PHC80-R3), 1982, U.S. Government Printing Office, Washington, D.C. For the industrial code, however, these coders first referred to a Company Name List. This list, prepared from the Standard Statistical Establishment List developed by the Bureau of the Census for use in the economic censuses and survyes, contains the names of establishments and their Standard Industrial Classification code converted to population census equivalents. This listing facilitates coding and helps maintain industrial classification comparability.

Occupation Classification System

The system developed for the 1980 census consists of 503 specific occupation categories arranged into 6 summary and 13 major occupation groups. This classification was developed to be consistent with the 1980 Standard Occupational Classification Manual (SOC), published by the U.S. Department of Commerce, Office of Federal Statistical Policy and Standards. This is the first time there was a United States standard to use in developing the census occupational classification.

The SOC Manual presents a list of 12 principles used in occupational classification. The primary principles used were as follows: 1) the classification should realistically reflect the current occupational structure of the United States, and 2) an occupation should be classified on the basis of work performed. The conversion of the census classification to the SOC has caused the 1980 census classification to be less comparable with the classifications used in earlier censuses. See the section on "Comparability."

TABLE 14

PLACE OF WORK

The data on place of work were derived from answers to question 23, which was asked only of persons who indicated in question 22 that they had worked at any time during the reference week (see below for definition of reference week). Data are tabulated for workers 16 years and over; that is, members of the Armed Forces and civilians who were at work during the reference week. Place of work refers to the geographic location at which workers carried out their occupational activities during the ref-reference week. The exact address (number and street) of the place of work was asked, as well as the place (city, town, village, borough, etc.); whether or not the place of work was inside or outside its incorporated (legal) limits; and the county, State, and ZIP code. If the person's employer operated in more than one location, the exact address of the location or branch where the respondent worked was requested. When the number and street name could not be given, the building name or other physical location description was to be entered. Persons who worked at more than one location were asked to report the one at which they worked the greatest number of hours during the reference week. Persons who regularly worked in several locations during the reference week were requested to give the address at which they began work each day. For cases in which daily work was not begun at a central place each day, the person was asked to provide as much information as possible which described the area in which he or she worked during the reference week.

TABLE 15 AND 16

INCOME IN 1979

The data on income in 1979 were derived from answers to questions 32 and 33. Information on money income received in the calendar year 1979 was requested from persons 15 years old and over. "Total income" is the algebraic sum of the amounts reported separately for wage or salary income; nonfarm net self-employment income; farm net self-employment income; interest, dividend, net royalty or rental income; Social

Security or Railroad Retirement income; public assistance or welfare income; and all other income. "Earnings" is defined as the algebraic sum of wage or salary income and net income from farm and nonfarm self-employment. The earnins figures represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, medicare deductions, etc.

Receipts from the following sources were not included as income: money received from the sale of property (unless the recipient was engaged in the business of selling such property); the value of income "in kind" from food stamps, public housing subsidies, medical care, employer contributions for pensions, etc.; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; gifts and lump-sum inheritances, insurance payments, and other types of lump-sum receipts.

Median Income--The median income is the amount which divides the distribution into two equal groups, one having incomes above the median and the other having incomes below the median. For households, families, and unrelated individuals the median income is based on the distribution of the total number of units including those with no income. The median for persons is based on persons with income. The median income values for all households, families, and unrelated individuals are computed on the basis of more detailed income intervals than shown in this report. Median income figures of $30,000 or less are generally calculated using linear interpolation; all other median income amounts are derived through Pareto interpolation. For a detailed description of these interpolation procedures, see appendix B of the Current Population Reports, Series P-60, No. 129, Money Income of Families and Persons in the United States: 1979.

Mean Income--The mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income the means are based on households having those types of income.

Per Capita Income-Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group.

Care should be exercised in using and interpreting mean income values for small subgroups of the population. Since the mean is strongly influenced by extreme values in the distribution, it is expecially susceptible to the effects of sampling variability, misreporting, and processing errors. The median, which is not affected by extreme values, is, therefore, a better measure than the mean when the population base is small. The mean, nevertheless, is shown in this report for most small subgroups because, when weighted according to the number of cases, the means can be added to obtain summary measures for areas and groups other than those shown in this report.

TABLE 16 AND 17

POVERTY STATUS IN 1979

The data on poverty status were derived from answers to the same questions as the income data (see the section on "income in 1979").

Poverty statistics presented in this report are based on a definition originated by the Social Security Administration in 1964 and subsequently modified by Federal interagency committees in 1969 and 1980. At the core of this definition is the 1961 economy food plan, the least costly of four nutritionally adequate food plans designed by the Department of Agriculture. It was determined from the Agriculture Department's 1955 survey of food consumption that families of three or more persons spend approximately one-third of their income on food; hence the poverty level for these families was set at three times the cost of the economy food plan. For smaller families and persons living alone, the cost of the economy food plan was multiplied by factors that were slightly higher in order to compensate for the relatively larger fixed expenses for these smaller households.

The income cutoffs used by the Bureau of the census to determine the poverty status of families and unrelated individuals consist of a set of 48 thresholds arranged in a two-dimensional matrix consisting of family size (from one person to nine or more persons) cross-classified by presence and number of family members under 18 years old (from no children present to eight or more children present). Unrelated individuals and two-person families are further differentiated by age of the householder (under 65 years old and 65 years old and over). The total income of each family or unrelated individual in the sample is tested against the appropriate poverty threshold to determine the poverty status of that family or unrelated individual. If the total income is less than the corresponding cutoff, the family or unrelated individual is classified as below the poverty level. The number of persons below the poverty level is the sum of the number of persons in families with incomes below the poverty level and the number of unrelated individuals with incomes below the poverty level.

The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The average poverty threshold for a family of four persons was $7,412 in 1979 and $3,721 in 1970. The poverty threshold varies with the size of the family unit.

Poverty thresholds are computed on a national basis only. No attempt has been made to adjust these thresholds for regional, State, or local variations in the cost of living. For a detailed discussion of the poverty definition, see U.S. Bureau of the Census, Current Population Reports, Series P-60, No. 133, Characteristics of the Population Below the Poverty Level: 1980.

Persons for Whom Poverty Status is Determined--Poverty status is determined for all persons except inmates of institutions, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old. When the line, "Persons for whom poverty status is determined," appears under the heading, "All Income Levels in 1979," it shows the total populaton minus persons in the four groups listed above. When the same line appears under the heading, "Income in 1979 Below Poverty Level," it shows the number of such persons who are classified as being below the poverty level. In tables that contain only poverty data, the above exclusions are stated in the headnote and the word "persons" is used in place of "persons for whom poverty status is determined."

Specified Poverty Levels--Because the poverty levels currently in use by the Federal Governmen do not meet all the needs of data users, some of the data are presented for alternate levels ranging from 75 percent to 200 percent of the current poverty level. These specified poverty levels are obtained by multiplying the income cutoffs at the poverty level by the appropriate factor. For example, the average income cutoff at 125 percent of poverty level was $9,265 ($7,412 x 1.25) in 1979 for a family of four persons.

Weighted Average Thresholds at the Poverty Level--The average thresholds shown in the first column of the table were weighted by the presence and number of children. For example, the weighted average threshold for a given family size is obtained by multiplying the threshold for each presence and number of children category within the given family size by the number of families in that category. These products are then aggregated across the entire range of presence and number of children categories, and the aggregate is divided by the total number of families in the group to yield the weighted average threshold at the poverty level for that family size.

Since the basic thresholds used to determine the poverty status of families and unrelated individuals are applied to all families and unrelated individuals, the weighted average poverty thresholds are derived using all families and unrelated individuals rather than just those classified as being below the poverty level. To obtain the weighted poverty thresholds for families and unrelated individuals below alternate poverty levels, the weighted thresholds shown in the table may be multiplied directly by the appropriate factor. The weighted average thresholds presented in the table are based on the March 1980 Current Population Survey. However, it is feld that these thresholds would not differ significantly from those based on the 1980 census.

Comparability With Earlier Census Data

The poverty definition used in the 1980 census differs slightly from the one used in the 1970 census. These technical modifications were made to the definition used in the 1970 census as described below:

1. The separate thresholds for families with a female householder with no husband present and all other families were eliminated. For the 1980 census, the weighted average of the poverty thresholds for these two types of families were applied to all types of families, regardless of the sex of the householder.

2. Farm families and farm unrelated individuals no longer have a set of poverty thresholds that are lower than the thresholds applied to nonfarm families and unrelated individuals. Instead, the nonfarm thresholds were applied to all families and unrelated individuals regardless of residence.

3. The thresholds by size of family were extended from seven or more persons to nine or more persons.

These changes result in a minimal increase in the number of poor at the national level. For a complete discussion of these modifications and their impact, see Current Population Reports, Series P-60, No. 133.

The population covered in the poverty statistics derived from the 1980 census is essentially the same as in the 1970 census. The only difference is that in 1980, unrelated individuals under 15 years old were excluded from the poverty universe, while in 1970, only those under 14 years old were excluded. The poverty data from the 1960 census exclude all persons in group quarters and include all unrelated individuals regardless of age. It is unlikely that these differences in population coverage would have a significant impact when comparing the poverty data for persons from the 1980, 1970, and 1960 censuses.

Limitations

The term "Poverty" connotes a complex set of economic, social, and psychological conditions. The statistics presented in this report provide only estimates of economic poverty based on the receipt of money income before taxes. Readers should also be aware that for many different reasons there is a tendency for respondents to underreport their income. Overall, income earned from wages or salary is more accurately reported than other sources of income. (For a complete disucssion of the limitations of the income data, see the section on "Income in 1979.")

It should be pointed out that nonmoney income is not considered in determining poverty status. In recent years, however, receipts from nonmoney transfers such as food stamps, housing subsidies, and health benefits have become an increasingly important element in the income of poor persons. For further information on the subject of valuing noncash benefits, see U.S. Bureau of the Census, Technical Paper 50, Alternative Methods for Valuing Selected In-Kind Transfer Benefits and Measuring Their Effect on Poverty. For a complete discussion of the limitations of the poverty concept, see Current Population Reports, Series P-60, No. 133.

TABLE 19

HOUSING UNIT

Housing Units--A housing unit is a house, an apartment, a group of rooms, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements (except as described in the next section on Group Quarters). For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If that information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing unit inventory except that boats, tents, vans, caves, and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included, provided they are intended for occupancy on the site where they stand. Vacant mobile homes on dealer's sales lots, at the factory, or in storage are excluded from the housing inventory.

Comparability With 1970 Census Housing Unit Data--Although the 1980 census data are generally comparable with 1970 census data, certain changes were introduced for 1980. The part of the 1970 housing unit definition that required a unit to have either (1) direct access or (2) complete kitchen facilities was modified. For 1980, the complete kitchen facilities alternative was dropped, and direct access was required of all housing units. In 1970, vacant mobile homes were not counted as housing units. For 1980, they were included in the housing inventory provided they were intended for occupancy on the site where they stood.

Year-Round Housing Units--Data on housing characteristics in the 1980 census reports are limited to year-round housing units; i.e., all occupied units plus vacant units available or intended for year-round use. Vacant units intended for seasonal occupancy and vacant units held for migratory labor are excluded because of the difficulty of obtaining reliable data on their characteristics.

Type of Vacant Unit--Vacant housing units are classified in this report as either "Seasonal and migratory" or "Year-round." "Seasonal" units are intended for occupancy during only certain seasons of the year. Included are units intended for recreational use, such as beach cottages and hunting cabins; units offered to vacationers in the summer for summer sports or in the winter for winter sports; and vacant units held for herders and loggers. "Migratory" units are vacant units held for occupancy by migratory labor employed in farm work during the crop season. "Year-round" vacant housing units are available or intended for occupancy at any time of the year. A unit in a resort area which is usually occupied on a year-round basis is considered as year-round. A unit used only occasionally throughout the year is also considered as year-round.

Vacancy Status--The data on vacancy status were tabulated from responses to questionnaire item C. Year-round vacant units are subdivided according to their vacancy status as follows:

For sale only. Vacant year-round units being offered "For sale only," including individual units in cooperatives and condominium projects if the individual units are offered "For sale only."

For rent. Vacant year-round units offered "For rent," and vacant units offered either for rent or for sale.

Other vacants. If a vacant year-round unit is not "For sale only" or "For rent," it is classified in the category "Other vacants" in this report. This category includes units held for settlement of an estate, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner, as well as units rented or sold, awaiting occupancy, and units held for occasional use.

TABLE 20

VALUE

Value--Value is the respondent's estimate of how much the property (house and lot) would sell for, if it were for sale. For vacant units, value is the price asked for the property. Value and price asked are tabulated separately for certain kinds of housing units. Value statistics are presented for sepcified owner-occupied housing units and specified vacant for sale only housing units. These "specified" housing units include only one-family houses on less than 10 acres without a commercial establishment or medical office on the property. The data exclude owner-occupied condominium housing units, mobile homes, trailers, boats, tents or vans occupied as a usual residence, as well as owner-occupied noncondominium units in multi-family buildings. The "Specified owner-occupied" universe is the same for the value tabulation and the mortgages status and selected monthly owner costs tabulation.

TABLE 21

RENT

Rent--This report presents statistics on rent for "Specified renter-occupied" housing units which include renter-occupied units except one-family houses on 10 or more acres. Respondents were asked to report rent only for the housing unit enumerated and to exclude any rent paid for additional units or for business premises.

Contract Rent--In this report, only median contract rent for specified renter-occupied housing units and median rent asked for specified vacant for rent housing units in rural areas are shown. Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. For vacant units, it is the rent asked for the unit at the time of enumeration.

Gross Rent--The computed rent termed "Gross rent" is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else) in addition to rent. "Gross rent" is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. The estimated costs of water and fuels are reported on a yearly basis but are converted to monthly figures in the computation process. Renter units occupied without payment of cash rent are shown separately as "No cash rent" in the tabulations.

TABLE 22

UNITS IN STRUCTURE

Units in Structure--A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof. In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented for the number of housing units in structures of specified type and size, not for the number of residential buildings. Structures containing only one housing unit are further classified as detached or attached. The category "Mobile home or trailer, etc." includes mobile homes, trailers, boats, tents, vans, etc.

TABLE 24

PERSONS PER ROOM AND PLUMBING FACILTIES

Persons Per Room--"Persons per room" is a derived measure obtained by dividing the number of persons in each occupied housing unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of occupied housing units having the specified ratio of persons per room.

Plumbing Facilities--The category "Complete plumbing for exclusive use" consists of units which have hot and cold piped water, a flush toilet, and bathtub or shower inside the housing unit for the exclusive use of the occupants of the unit. "Lacking complete plumbing for exclusive use" includes those conditions when (1) all three specified plumbing facilities are present inside the unit, but are also used by another household; (2) some but not all the facilities are present; or (3) none of the three specified plumbing facilities is present.

Comparability With 1970 Census Plumbing Facilities Data--In 1970, there were separate questions on the presence of hot and cold piped water, a bathtub or shower, and a flush toilet. For 1980, these three items were combined into a single question on plumbing facilities. In addition, the facilities must be inside the housing unit rather than inside the structure as in 1970.